

**MUNICIPALITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD FEBRUARY 24, 2015**

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The Municipality of Germantown Planning Commission met in regular session on February 24, 2015 at 6:00 p.m. in the Municipal Building Council Chambers.

MEMBERS PRESENT:

The following members were present at the Call to Order: Jeff Jones, Matt Lang, Rob Rettich, Rob Richter and Andrew Rohrbach.

MEMBERS ABSENT:

None.

ALSO PRESENT:

Also present were Anna Sizemore, Municipal Manager; Chip Wirrig, Municipal Engineer; Kelli Novak, Clerk of Council and one visitor.

APPROVAL OF MINUTES:

Mr. Rettich stated that he misunderstood and thought that the meeting would be the fifth Tuesday of each month. He phoned the Manager and she had a copy of what was exactly said typed and he must have misheard it.

Mr. Jones clarified that the fourth Tuesday of each month there was business was good for the members of the Commission.

Mr. Jones moved to approve the January 27, 2015 meeting minutes as submitted.

ROLL CALL: Mr. Jones, yes; Mr. Lang, yes; Mr. Rettich, yes; Mr. Richter, yes; Mr. Rohrbach, yes. 5-yes, 0-no. MOTION CARRIED.

OLD BUSINESS:

Mr. Jones questioned if the Solicitor had any update on the information for the Commission.

Mrs. Sizemore replied that he is still working on it.

NEW BUSINESS:

Review of Preliminary Plot Plan for O'Reilly Auto Parts Store

Ben Ptacek with Patrick G. Bles Architect, 800 Washington Ave., Minneapolis, Minnesota, reviewed the site plan, landscape plan, various elevations and floor plans for the proposed store. He explained that this location will have a brick exterior which is their premier exterior finish. The site plan shows the two drive ways and the 38 parking spaces broken up with landscape islands and bumper blocks. There are a large variety of planting on the property such as flowering trees, ornamental grasses and shrubs. These would be used to screen and

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soften the property. The signage will be on a separate permit with additional plans. They are planning on wall signage and a pole sign.

Mr. Jones questioned the signage on the building and having a pole sign on the site. He thought that a monument sign was allowed but not a pole sign. Mr. Ptacek replied that it would be O'Reilly's preference to have the pole sign on State Route 4.

The Commission discussed the proposed signage.

Mr. Rettich expressed concerns of the unattractive Southeast side of the building facing State Route 4. This would be an eyesore for those who travel that road.

The Commission discussed the unattractive Southeast side facing State Route 4.

Mr. Rohrbach suggested rotating the building and have the front of the building facing State Route 4.

Mr. Jones stated that the reason for the placement of the building is the possible traffic backup if the entrances were on Butter Street. Being a corner lot they are limited to placement.

Mr. Ptacek stated the reason for the location of the entry drives is the delivery trucks that come and go must be able to get their trucks in and out safely.

Chip Wirrig, Municipal Engineer, expressed several concerns for the proposed plans. They have concerns regarding the parking on the North side of the building. They would like to see a sidewalk (T shaped) along the side (Beechwood Drive) and eliminating the parking blocks and the front (Butter Street) of the building. This would give access to the side parking lot and avoid cars overhanging onto the sidewalk. He would like the same parking/sidewalk modification to be made at the Northwest side. This would allow the sidewalk to continue to the parking lot. The City of Germantown does not allow CMP to be used; it is on the C1 drawing.

Mr. Ptacek replied that the 38 parking spaces that are shown are much more than O'Reilly requires. The sidewalk that is shown is mainly an access point to along Dayton Germantown Pike. The parking spaces in the front would be the most used spaces in the lot. The side parking spaces would not be used all the time.

Mr. Wirrig stated that the way the ingress and egress is, the customers may be more likely to park on the side of the building (Beechwood Drive). By adding the sidewalk the building would be more protected too.

There was a discussion regarding the sidewalk and the 6" curb.

Mr. Rettich questioned if there would be anything that could be done to the side/rear of the building to make it look prettier for the residents that travel State Route 4.

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Mr. Ptacek replied that he would be able to give options by adding more architectural details to the side and rear of the building along with looking at placing a monument sign instead of a pole sign. He will also look at adding vegetation along the sides.

The consensus of the Commission was that they would like Mr. Ptacek to make the Southeast side look more inviting with maybe three options of additional architectural details. The Commission suggested that the plans include more substantial plant material that complements the offsets.

Mr. Jones suggested that Mr. Ptacek send revised plans electronically for the Commission to review before the next meeting. Then they will attach any comments at that time.

Mr. Ptacek stated that he should have revised plans in a couple of weeks.

ADJOURNMENT:

There being no further business to come before the Committee, Mr. Jones moved to adjourn the meeting.

The meeting adjourned at 6:45 p.m.

Respectfully Submitted,

Kelli R. Sanders-Novak
Clerk of Council