

**May 22, 2018 Public Hearing for a Special Use Permit to
Allow a Vehicle Repair Shop and a Drive-Thru for a Future
Restaurant. Located at 0 Cranberry Lake Drive (Northeast
Corner of Cranberry Lake Drive and Route 134)**

Meeting called to order at the Village of Hainesville Council Chambers by Commissioner Gerry Daley at 6:37 p.m.

Clerk Kathy Metzler took roll call. The following were present: Planning and Zoning Commissioner's Gerry Daley, George Duberstein, Hein, Georgeann Duberstein and Chynoweth

Also present were: Village Clerk Kathy Metzler, Village Attorney Scott Puma, Village Planner Nik Davis, Building Official Bob Springer and Fire Marshal Tony Breuscher

Establishment of quorum

Agenda Approval

Planning and Zoning Commissioner Hein moved, seconded by Planning and Zoning Commissioner Georgeann Duberstein to approve the Agenda as presented. Roll call vote: Ayes: Planning and Zoning Board Commissioner's Gerry Daley, George Duberstein, Hein, Georgeann Duberstein and Chynoweth. Motion carried.

Notice Requirement Review

Clerk Metzler stated that the notice was published in the Daily Herald on April 4th, the sign was posted on April 16th and certified letters were mailed on April 5th. The original public hearing date was set for April 16th which was reconvened till May 22nd. All requirements have been met.

Administration of Oath to all who will testify

Clerk Metzler administered the oath to those who would testify.

Petitioner Testimony

Bob McCarty, who represents the Kane brothers from Firestone, gave a presentation of the overall project. There were concerns from the Village's review team that were addressed by memo before the public hearing with the Village Planner and Mayor. Building Official Bob Springer addressed storage issues on the 2nd floor, but all would be covered in the final engineering. Fire Marshal Tony Breuscher addressed the placement of fire hydrants and making sure the fire trucks can make the turns. Discussion took place regarding the one-way road going around the building and the drive-thru lane, the wood appearance on the outside of the building, the LED fixtures in the back of the building and recycled tires that get picked up every 3 weeks. There are some conditions that the Planning and Zoning Commissioners have concerns about.

To keep this project moving the Commissioners recommend that the Village Board approves the special use permit subject to listed conditions.

At 7:51 p.m. the commissioners took a recess to list out the conditions. The Special Public Hearing was reconvened at 8:11 p.m. and all members were still present.

The following conditions were put into a motion by Commissioner Daley seconded by Commissioner Hein: Move for the approval of special uses for automotive use and drive-thru, subject to the following:

1. Rework of turn lane and landscape near drive-thru.
2. Clarification of circulation pattern.
3. Revised elevations to comply with the recommendations of the comprehensive plan relative to the use of wood.
4. Present options for a more traditional style of parking lighting using LED lighting.
5. Update trash receptacle elevations to show masonry on rear and side elevations.
6. Examine reducing drive lanes/pavement width.
7. Examine modifying easement location to village lift station.
8. No test drives of vehicles through the neighborhood.
9. No customer access through rear doors.
10. Rear lighting shall be off after 10:00 p.m. to avoid glare in residential neighborhood.
11. Clarification of building details to reflect testimony such as architectural shingles and location of standing seam roof.
12. Present samples of exterior materials and color renderings.

Commissioners Daley, Hein, Chynoweth, Georgeann Duberstein and George Duberstein were in agreement.

It was requested that the drawings be delivered to the Village Hall on Monday, June 18th in a smaller size plat.

Bob McCarty will work with Village Planners Nik Davis and John Houseal and Mayor Daley on these conditions.

There were no Public Comments.

Planning and Zoning Commissioner Hein motioned to adjourn the May 22nd, 2018 Public Hearing for a Special Use Permit to Allow a Vehicle Repair Shop and a Drive-Thru for a Future Restaurant. Located at 0 Cranberry Lake Drive (Northeast corner of Cranberry Lake; seconded by Planning and Zoning Commissioner George Duberstein. All in favor say aye, motion carried.

The May 22, 2018 Public Hearing for a Special Use Permit to Allow a Vehicle Repair Shop and a Drive-Thru for a Future Restaurant. Located at 0 Cranberry Lake Drive (Northeast corner of Cranberry Lake Drive and Route 134) adjourned at 8:20 p.m.

Respectfully submitted,



Kathy Metzler, RMC, CMC
Village Clerk