

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
August 12, 2019

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Call to order and roll call.

Chairperson Meyer called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

Present: Greg Meyer, Lynn Binnie, Tom Miller, David Stone, Andrew Crone, Bruce Parker, Sherry Stanek. Absent: None. Others: Chris Munz-Pritchard (City Planner), Wallace McDonell (City Attorney).

Hearing of Citizen Comments. There were no citizen comments.

Approval of Plan Commission Minutes. Moved by Stanek and seconded by Binnie to approve the Plan Commission minutes of July 8, 2019. Motion approved by unanimous voice vote.

Public hearing for a Certified Survey Map (CSM) per 18.04.046 at 1415 W. Main Street and 1407 W. Main Street, tax ID # /A3014 00002 and /A876 00001, for ALB Restaurants Properties LLC. (Mike Breitfelder). City Planner Chris Munz-Pritchard explained that the Plan Commission had approved a conditional use permit for a drive through and preliminarily reviewed the CSM at the meeting on June 10, 2019. The CSM is located on the property at 1415 W. Main St. The new CSM meets all standards. City Planner Munz-Pritchard recommended the Plan Commission grant conditional approval of the CSM subject to the following conditions of approval.

1. There will need to be a recorded access easement established between the two lots.
2. The 15-foot strip of land reserved for road right-of-way in the northeast corner of proposed Lot 2 of the CSM can be abandoned, vacated or removed.
3. Any other conditions identified by City Staff or the Plan Commission

Plan Commission Members voiced concern of: Is the buffer yard still going to be on the plan?; and where does the ramp between this property and the property to the east fit into the plan?

City Planner Chris Munz-Pritchard explained that those questions related to the conditional use permit and not the CSM, which she wanted to make very clear. She has been working with the engineers, because she wants to see better circulation in the plan. She believes that the green space buffer is still there, just being rearranged. The ramped area is not on the plan. There is no recorded easement for that area.

Moved by Miller and seconded by Parker to approve the Certified Survey Map with the conditions of the City Planner. Aye: Miller, Parker, Binnie, Crone, Stanek, Stone, Meyer. Motion approved.

Information Items:

- a. Thank you for coming to the Workshop for Local Planning & Zoning Officials at the Whitewater University Technology Building. City Planner Chris Munz-Pritchard thanked the people who were able to attend the workshop. There were about 50 people in attendance. They will probably do the workshop again in three years. For those who were unable to attend, there is a video online of the workshop.
- b. Possible future agenda items. At this time, there is a conditional use item for the next meeting.

Plan Commission members requested more information on the U.W. Foundation property on W. Center St. How can this property be used to help the community. Have a community event to share ideas. City Attorney McDonell suggested that the Plan Commission ask Chris Munz-Pritchard to put the item on a future Plan Commission meeting. Chris Munz-Pritchard will send the information that was discussed at a previous meeting to Plan Commission members.

- c. Next regular Plan Commission Meeting – September 9, 2019.

Moved by Miller and seconded by Parker to adjourn. The motion was approved by unanimous voice vote. The meeting adjourned at approximately 6:15 p.m.

Chairperson Greg Meyer