CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JANUARY 30, 2013 MEETING
(**DRAFT**)

1. Call to Order:
   The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:
   Members Present: Jodi Steger, Fred Lueck, Jerry Medema, Elton TerBeest, Scott Aylesworth, Richard Flynn and Nancy Vanderkin
   Staff Present: Mary Kay Vogel and Kyle Clark

3. Chairman Steger called for the approval of the minutes of the December 19, 2012 meeting. Motion by Vanderkin, seconded by TerBeest to approve the minutes of the December 19, 2012 meeting. Motion carried, unanimously.

4. Discuss/Approve Site Plan for a proposed Taco Bell at the intersection of E. Jefferson St. and Shaler Dr. Jeff Firari owner of the future Taco Bell and also owner of the Beaver Dam Taco Bell appeared along with his architect Jamey Bowe to discuss and answer any questions about the site plan presently before the Plan Commission.

   Lueck said he had some concerns about the proposed new driveway that exits on to the proposed new street to the west and south of E. Jefferson St. He feels it is quite close to the intersection. He thought the City had an ordinance provision requiring driveway openings be at least 100' from the intersection of two streets. He noted the driveway problems with McDonalds, Marine Bank, Walgreens, and the gas station where driveways are very close to the intersection and which has resulted in numerous accidents. Mary Kay said the 100' setback is only required on "26". Lueck also had concerns on the new driveway on Shaler Dr. He questioned the owner if there had been any study done to determine if there is a blind spot rounding the curve in the street and how far a car traveling at 25 mph can be seen from this proposed driveway. Mr. Firari said they had not done any study to determine the safety factor of this driveway opening. Kyle Clark noted the trees and brush will be removed on the curve to open up the site distance and did not see a safety problem with the driveway. Lueck also questioned the height of the new Taco Bell sign and whether there would be any mechanical equipment on the roof of the building that would result in noise or odors in the neighborhood as we have had problems with these structures in other parts of the City in the past. Mary Kay said the sign would not exceed the maximum height for the proposed Zoning District. Mr. Firari said there would be no mechanical equipment on the roof. They will only have one fryer and there will not be any odors outside.

   Mary Kay said there would be enough off street parking on the premises for the Taco Bell and three other commercial businesses. Dick Flynn provided a list of 13 revisions to the site plan review done by MSA for the City of Waupun. Dick also noted there will be a regional pond for stormwater retention to the south. Erosion control issues have also been resolved. Mr. Firari said they hoped to open the Taco Bell by June 1, 2013.

   Motion by Medema, seconded by Flynn to approve the revised site plan for the proposed Taco Bell and three (3) other business tenants to be located at the intersection of Shaler Dr. & E. Jefferson St., City of Waupun.

Vote: Flynn, Aylesworth, Vanderkin, TerBeest, Medema, Lueck, & Steger – "AYE" Motion carried, unanimously.

5. Mary Kay Vogel noted a woman located on the SW corner of the intersection of E. Franklin St. & N. Watertown St. wants her address changed from one side of her home to the other street. The consensus of the committee is that the address should not be changed. No action was taken by the committee as this was not an agenda item.

6. Motion by Vanderkin, seconded by TerBeest to adjourn the meeting, motion carried, meeting adjourned at 5:06 p.m.

Fred Lueck
Secretary