



MINUTES OF PLAN COMMISSION MEETING

DATE: Wednesday, May 4, 2022

TIME: 6:30pm

LOCATION: Combined Locks Civic Center,
Council Chambers, 405 Wallace Street

MINUTES

- A. Call to order:** Meeting called to order by Chairman Al Leicht at 6:35pm.
- B. Present:** Plan Commission members present – Leicht, Maynard, Mulry, Vander Zanden, Weyenberg, and Romberg. Members absent – Heckner. Village staff present – Administrator Shampo-Giese. Others present – Roland Coonen, Chad Shea and Erik Hosking.
- 1. Review and consider approval of minutes from 04/06/22:** C. Vander Zanden made a motion to approve the minutes as presented. T. Mulry seconded the motion, and it passed unanimously.
 - 2. Public hearing - special exception for restaurant with drive-thru on lot 3 in Locks Business Park:** Chairman Leicht opened the public hearing and reviewed the ordinance language change dated July 2021. The revised ordinance for Business Park Zoning allows potential for a restaurant with a drive-thru if approved through a special exception. Mr. Erik Hosking reviewed the special exception request and proposed site plan with the commission members. He explained that the option to have a drive-thru restaurant allows for more flexibility in choosing his tenants. Landscape requirements, drive-thru capacity, outdoor seating, dumpster location, and possibilities for tenants were discussed. T. Mulry made a motion to close the public hearing. J. Weyenberg seconded the motion, and it passed unanimously. Being an advisory committee, Chair Leicht asked for a motion to recommend approval or denial of the special request. J. Maynard made a motion to approve the special exception for a restaurant with a drive-thru on lot 3 in the Locks Business Park. C. Vander Zanden seconded the motion, and it passed unanimously.
 - 3. Review and consider recommendation to approve final plat of Riverview Ridge Place – Planned Unit Development:** Mr. Chad Shea explained that one change to the final plat was the extension of Farmhouse Lane to the east. Plan Commission members discussed the sidewalks, pond, square footage of homes, and outlots. Mr. Shea presented four potential models of homes to be built in the PUD. The matter was discussed. J. Weyenberg made a motion to approve the final plat as presented. C. Vander Zanden seconded the motion, and it passed unanimously.
 - 4. Schedule next meeting:** The next meeting was scheduled for Wednesday, June 1 at 6:00pm.
 - 5. Adjourn:** T. Mulry made a motion to adjourn the meeting. J. Weyenberg seconded the motion, and it passed unanimously. The meeting adjourned at 7:10pm.