

PLANNING COMMISSION MEETING

The Village of Luxemburg Planning Commission met on Thursday, June 18, 2015 at 6:00 PM at the Municipal Office Building located at 206 Maple Street, Luxemburg. The meeting was called to order by Village President Josh Salentine.

Members Present: Village President Josh Salentine, Todd Delebreaux, Robert Jossart, Jonas Barbiaux, Lew DuChateau, Al Peot, Jack Seidl, Andy Wallander, Clerk Kathy Jandrin and Village engineer Lee Novak with Robert E Lee. Roger Tekulve arrived at 6:10 PM. John Rueckl was absent.

A motion was made by Andy Wallander and was seconded by Al Peot to approve the agenda. Motion carried.

The minutes from the previous meeting held on April 15, 2015 were approved on a motion made by Lew DuChateau and seconded by Robert Jossart. Motion carried.

The board set a date for the next meeting to occur on July 21, 2015 at 6:00 PM for the purpose of amending the TIF project list.

The planning commission reviewed a variance request received from FD Luxemburg Wisconsin Center Drive and Haven Lane LLC for a Family Dollar Store to be constructed on property located at 151 Center Drive. They have requested a variance for the required number of parking spaces and the setback of the landscaped yard from the street. Village ordinance code section 9.37 requires a setback of 15 feet from the property lot line along both streets in the case of a corner lot and section 9.42(11)(p) of the code requires 42 parking spaces. They are seeking approval to adjust the front landscaped yard requirement down to six feet and the side yard along Haven Lane down to 8 feet of a setback and the required parking spaces down to 39. In addition, they are requesting a change in the site plan for the location of the HVAC unit, originally planned to be located on the roof of the building. The state has performed their review of the building plan and is requiring the HVAC unit to be moved to the back corner of the building. Moving the unit to the back of the building requires a 12' by 8' pad which will infringe on the setback of the building in the back of the lot.

The board also reviewed the overall site plan with discussions that included the size of the loading dock area, plans for proper storm drainage, location of the driveway with proper approval from the DOT, location of the water meters, additional traffic issues, possible speed limit reductions along the highway, access to the remaining commercial lots lying adjacent to this lot going east, plans for signage, and possible noise issues from the HVAC unit.

Jonas Barbiaux motioned that the Planning Commission recommend approval of the variances to the Board of Appeals. His motion was seconded by Lew DuChateau. Motion carried.

The meeting adjourned at 6:40 P.M. on a motion by Al Peot and seconded by Jonas Barbiaux. Motion carried.

Kathy Jandrin
Clerk/Treasurer

