

**MINUTES**  
**Planning Commission Meeting**  
**Tuesday, February 9, 2016**  
**6:00 p.m.**

**1. CALL TO ORDER**

Meeting was called to order at 6:00 p.m.

**2. ROLL CALL**

President Josh Salentine, Members: Lew DuChateau, Jonas Barbiaux, Jack Seidl, Bob Jossart, Al Peot, Andy Wallander. Engineer Lee Novak and Clerk/Treasurer MiLissa Stipe.

**3. REVIEW AND APPROVE SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR (4 LEGGED FRIENDS VET CLINIC) NEW FACILITY ON LOT 2 OF THE ARENDT SUBDIVISION (130 COMMERCE DRIVE).**

Mike Cashman from DeLeers Construction was available to give a brief layout of the site plan, exterior materials used, sewer/water lateral construction and storm water pond and drainage layout. Materials used for the exterior will be an asphalt shingle roof, partial stone exterior combined with a smart board exterior that is complimentary to the neighboring businesses. There will be a fenced area for garbage disposal, fenced area for a dog walk/potty area and a Knox-box placed on the building so that if there was a fire, the fire department would be able to access the building. Review of the plans for the parking lot and exterior lighting was also discussed. The State plans are in the process and have not been completed as of yet.

Discussion and questions arose regarding the noise issues if any animals would be kept outside for a long period of time without supervision. Veterinarian Lori Thuecks assured the Planning Commission that any animals that would be out during the day would be for a potty break and that the animals would be on a leash and supervised, normally animals would not be kept overnight as a general rule. In rare instances, there may be an overnight animal due to a sickness but those animals would not outside since they would be ill and would be on some form of medical treatment and not allowed outside.

Discussion regarding the request for conditional use permit since the site is currently zoned as commercial (C-1) and Veterinary clinics are not a permitted use in C-1. They are permitted with a conditional use permit.

Estimated start of construction would be Mid-April with construction being completed in October of 2016. The estimated value of the new building/property would be \$825,000.00

**4. RECOMMENDATIONS TO THE BOARD**

Motion (Wallander/Barbiaux) to recommend to the Village Board to approve the site plan review and conditional use permit for 4 Legged Friends Vet Clinic with the stipulation of no overnight outside boarding. All ayes. Motion carried.

**5. ADJOURN**

Motion (DuChateau/Jossart) to adjourn. All ayes. Motion carried. Adjourned at 6:30 p.m.

MiLissa Stipe  
Clerk/Treasurer