

**VILLAGE OF MARSHALL
PLAN COMMISSION MINUTES
FEBRUARY 27, 2013**

Chairperson Hensler called the Plan Commission meeting to order at 7:00 p.m. Members present; Arnold, Blaschka, Krebs, Riley, Shepler and Hensler. Vick-Peck was absent. Others present: Derek Card, Terry Hellenbrand, Sue Hellenbrand, Diane Graef,-Courier, Erin Ruth-GRAEF and Sue Peck-Clerk/Treasurer.

Pledge of Allegiance

1. Consideration and recommendation on a certified survey map for 814 Lewellen Street, combining all existing lots for Frontier FS. **A motion was made by Arnold and seconded by Blaschka to recommend the approval of a Certified Survey Map for 814 Lewellen Street, combining all lots for the property. Motion carried unanimously.**
2. Consideration on the amendment of the conditional use permit for 310 Harvest Court, Jeff Stransky, adding a driveway to an accessory building and electrical in the accessory building. Mr. Stransky requested a delay in action to a later date. No action was taken.
3. Consideration on a site plan for 238 E Main Street, Agent: Imperial Builders-Derek Card for Subway. Mr. Card said they would like to build a Subway in the current facility at 238 E Main Street.

Mr. Card stated the staff report requests a reduction in the curb opening on the west entrance. Mr. Card would like to not have to change the curb opening, due to cost, but would rather look at using planters to block the area so people wouldn't use the additional space.

Mr. Hensler said he would like some study done on the traffic and how to make it safe for traffic. It may have to be restricted to no left turn or something during certain hours. Is it better to have two entrance/exits? Mr. Hellenbrand said it may help traffic if people know there is a business there, maybe they would pay closer to attention. Mr. Hensler said for the safety of all he wants it looked into. Maybe it can only be a right hand turn. Mr. Riley said if you come down Hubbell there is also the problem to turn left. Mr. Card stated 80% of the business is between 11 AM and 1 PM

Mr. Arnold thanked Mr. Card for coming to Marshall. Mr. Arnold said if there is a restriction on turning they will go up Hubbell and turn in the farm or mill driveway. If it is clear people will take that turn right or left if they want.

Mr. Hensler said the majority of the people are going to Waterloo Road and cut across Industrial Drive to Highway 19 when they want to go to Waterloo. He would like to know what is the best and safest for traffic flow.

Mr. Ruth-GRAEF discussed his staff review. Mr. Ruth asked if they were good with the landscaping. Mr. Card said there is a row of bushes on the West side of the property line now. Mr. Ruth didn't see an issue with using landscaping to reduce the curb cut opening on the west. They have to have a minimum of eight stalls, which they have, they may try to get at least 10 stalls. A grading plan is to be submitted to Village Engineer for review. They will be using lights off the building to light the parking area.

Mr. Hensler was concerned about the parking in front of the building. A stall on the east and west of the entrance may need to be removed. Mr. Riley said the only problem he could see was people using the East side of the building for entering and exiting; this may be a problem.

Mr. Card said they will be using a ground sign and a sign on the face of the building facing North.

A motion was made by Riley and seconded by Blaschka to approve a site plan for 238 E Main Street as presented with the condition as outlined by GRAEF with the change in the curb not being required, but planters be used to obstruct the use of a portion of that entrance and that they provided a grading plan for review by the Village Engineer. And if there needs to be change in the entrance/exit to the business the Village will revisit. Motion carried unanimously.

IDENTIFICATION OF TOPICS FOR FUTURE DISCUSSION AND/OR ACTION

1. Next regular meeting 3/27/13. (Riley & Blaschka will be absent – Arnold may be absent.)

Adjournment

Having no further business a motion was made by Blaschka and second by Shepler to adjourn at 8:27 p.m. Motion carried unanimously.

Respectfully submitted,

Sue Peck
Clerk/Treasurer