

**VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, DECEMBER 21, 2015
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Ryan Amtmann, David deCourcy-Bower, Tim Hallquist, Dave Lamerand, James Schneeberger, Randy Swenson and Jack Wenstrom.

Others Present: Administrator Cox, Building Inspector/Zoning Administrator Hussinger and Deputy Clerk Meyer.

Roll Call

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of November 16, 2015.

Motion (Hallquist/Swenson) to approve the Jt. Architectural Board/Plan Commission Minutes of November 16, 2015. Carried (6-0-1). Wenstrom abstained.

2. Architectural Board and Plan Commission review and consideration of an application for a 19,800 sq. ft. warehouse addition for Holt Electric at 1515 Walnut Ridge Drive.

Grant Reginato and Dennis Spindler of PDC Midwest presented plans for the first of two anticipated warehouse expansions for the facility at the southeast corner of the southern intersection of Walnut Ridge Drive and STH 83.

Mr. Reginato pointed out a few changes since the initial submittal. The area for semi truck turning was expanded so that the trucks can back into the bays. With the revised design, the trees in the area are preserved. They will be adding an additional hydrant, using the existing water lateral. No additional sewer lateral is needed. Insulation will have to be installed beneath the storm sewer lateral and above the existing water main where they cross in the road.

Storm water calculations will be finalized and submitted to the engineer. They are waiting for the soil borings to confirm the infiltration rate.

Per Village zoning code, 56 parking spaces would be required. An informal count of 56 cars in the parking lot was taken on two days last week. The site plan is calling for 97 spaces total. Once all the new bays are active, they may take the existing bay, abandon it and stripe it for extra parking. The expansion is not creating more employees, it is storage space. Holt has 72 employees now, and they intend on moving eight off site. A number of employees do outside sales or

work from home, therefore, it is estimated there will be a need for 66 parking spaces on a daily basis.

There is a small retail store, but the walk-in business is negligible. Holt Electric is owned by Revere Electric, from the Chicago-land area. A number of management and sales people travel between the different locations. Years ago Holt's business included mostly new construction-type electrical supplies -- now they supply electrical components to the manufacturing industry.

The existing dumpster and enclosure will stay.

All building lights and parking lot lights will be LED. They will add some additional parking lot lights, which are shown on the photo-metrics plan.

The building plan shows a repeating element on the structure which breaks up the look of the exterior. Staff and the Plan Commission originally thought the idea of adding a window or windows would be in order. However, they were satisfied with the repeating architectural element shown on the larger plan that was brought to the Plan Commission meeting by the applicant.

No landscaping will be removed. Evergreen and deciduous trees will be added where previously there were none. Corner accents and dock screening will also be included.

The owner has not mentioned if additional signage will be needed.

Motion (Swenson/Wenstrom) to recommend approval to the Village Board for an application for a 19,800 sq. ft. warehouse addition for Holt Electric at 1515 Walnut Ridge Drive, contingent upon meeting staff and the Village Engineer recommendations before the January 11 or 25th, 2016 meeting. Carried (7-0).

3. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (7-0).

Meeting adjourned at 7:20 PM.

Respectfully submitted by
Recording Secretary,

Lynn Meyer
Deputy Clerk