

**VILLAGE OF LANNON**  
**MINUTES OF THE PLAN COMMISSION MEETING FROM 4/29/21**

1. Call to order by presiding officer. President Sommers called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: Plan Commission: Bembenek, Janas, Payleitner and Sommers were present. Yates was absent.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. (Except as otherwise allowed by motion of the Board, citizen comments will be limited to 3 minutes per person although written comments of any length may be submitted prior to the meeting to the Village Clerk.) Chris Barber brought up examples of case studies of infrastructure. He is worried how projects will turn out including costs. Anna Robe you need to plan for the future and be prepared for it. Nothing is perfect but you still must plan. 7328 lake St Jessie- Fire hydrant on Vine has been out of service would like to know when this is going to be fixed.
6. Discussion and possible action regarding architectural plans for proposed Village of Lannon Lift Stations. Engineer Ben Wood summarized referring to designs proposed on April 12<sup>th</sup>. Reached out to Marv Berg chose option C. Janas asked if the door placement would be an issue for equipment. Payleitner asked to add to renderings that face Main St to be more attractive. Sommers would like to know if there would be a cost increase for this. Second station- Custer Ln lift station option D. Station three example presented. Janas asked Bembenek asked concerns about exhaust. Payleitner asked about gable placement Janas agreed. Any thoughts of color options were presented by Wood. Sommers suggested considering what blends in the best with surroundings and working with the developers.
7. Discussion and possible action regarding a plan of operation amendment for K-Kom, Inc. located at 7434 N. Lannon Road. Ron Kohl proposing to put in a beer garden on property. Clean up area and find use for space given it is located next to the Bugline. Beer would be crafted off site and brought in. Food trucks to be considered. Sommers asked if this operation would be for weekends or nightly. Wood summarized Ron is looking to get feedback from plan commission on placement, parking, and ideas. Wood looked at zoning for this establishment. Payleitner has concerns about garage and would like renderings of such. Janas agreed including where garbage would be located. Bembenek asked about restrooms- Kohl would bring in metros and possible use of his own building. Hector summarized what next steps would be to go through with this plan including licensing. Concept may work but need to go through proper steps. Payleitner would like to see a clearer picture of intent, right now seems to be confusing. Janas motion to Bembenek 2<sup>nd</sup> to table until Ron Kohl unanimously agreed.
8. Discussion and possible action regarding a modified lighting plan for Rock Pointe Village Apartments. Wood summarized lighting plan has been updated from individual post lights to building lights. Previous plan included entry lights by doors, is still included but not included in today's rendering. Sawall introduced Stacy, his contractor. Sawall summarized wanted to reduce overall footprint to focus on doors and include glare guards. Sommers indicated this is an issue with himself and his neighbors. Stacy agreed concentrating on security as well. Janas has concerns on garage lighting, Stacy clarified it is all about safety. Janas would like to see lighting behind the garages. Stacy included there are security cameras on the property. Payleitner would like to see a picture of how the light is focused. Sommers would like to have a picture instead of an artist rendering. Hector questioned Wood in his professional opinion if he would ask to approve this amendment to the original submission. Bembenek questioned that Sawall is "chintzing" on aspects of their plan. Sawall/Stacy indicated that it is a one-to-one exchange. Payleitner made a motion to approve the modified plan, Janas 2<sup>nd</sup>. Unanimously approved.
9. Adjournment. Janas/Payleitner 7:46pm