

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 Roll Call** – Present: Commissioners: S. Bigler, M. Eternicka., A. Fritz and Chair D. Besson. Commissioners P. Fedele and C. Stipe absent. Staff: Village Administrator S. Kulik. Audience (7) .
- 2.0 Minutes – July 15, 2024 - Motion** (Fritz, Eternicka) to approve minutes as presented: motion passes 4-0-2.
- 3.0 Site Plan Review – 6101 S. 108th St, GPM Southeast LLC (Jetz) – EV charging stations** – Nathan Shimkus, (virtual attendance) GPM Southeast LLC, 6101 S. 108th St, addressed the Commission regarding the request. He commented on placing bollards below the curb stop at the preferred location noted on the provided map as Option 1.
S. Kulik read the staff memo and noted the Option 1 location provided a better choice relative to the vision triangle for vehicles entering off of Highway 100 as it was greater than the 30 feet required by the code. She reported that the site as a M-1 Zone requires parking to be stacked for all entities operating at the location. There are currently 80 stalls on the site and it is 12 greater than required. Further, the proposal does not remove the stalls from counted parking as they are still parking stalls.
D. Besson commented that he thinks bollards should also be placed on the Highway 100 side to prevent damage from a car jumping the curb. S. Bigler agreed and commented that the speed along Highway 100 supports that occurrence and would like to see bollards as well.
Motion (Bigler, Fritz) to approve site one requested and to require 2 bollards on the Highway 100 side as well as the 2 planned for the parking lot side; motion passes 4-0-2.
- 4.0 Sign Plan Review – 5321 S. 108th St., Hales Corners Plaza, LLC – monument sign** – Jaime Dieman, Innovative Signs, 21700 Doral Rd, Waukesha, Wi addressed the Commission regarding the sign proposal. S. Kulik read the staff memo.
D. Besson commented that the proposed sign at 96 square feet exceeds the allowable 75 square feet by quite a lot.
A. Fritz inquired if the ground lighting currently in place will be removed for the new sign as it is internally lighted. J. Dieman responded that it will be removed.
M. Eternicka commented that the design of the support for the sign could be removed or modified and the math would work to allow for a 75 square foot sign as presented.
Motion (Fritz, Eternicka) to approve monument sign at no greater than 75 square feet, that it must be 10 feet from the setback, internal lighting shall not be brighter than adjacent business signs, a regulator shall be included in the event of lighting complaints and that staff approval of the reduced square footage sign will be allowed; motion passes 4-0-2.
- 5.0 Sign Plan Review – 5585 S. 116th St., Hales Corners Public Library – prairie sign** – Stephanie Lewin-Lane, 5885 S. 116th St., reported on request. S. Kulik read staff memo.
D. Besson commented that the total signage if approved would be just under the total allowable square footage and that no additional signs would be allowed without adjusting other signage on the site. S. Lewin-Lane commented that they are likely going to be removing the smaller prairie sign but have no plans for additional signage.
Motion – (Eternicka, Bigler) to approve sign as presented; motion passes 4-0-2.
- 6.0 Adjournment - Motion** (Fritz, Eternicka) to adjourn at 7:04 p.m.; motion passes 4-0-2.