

**VILLAGE OF MANTENO
PLANNING COMMISSION MEETING**

Tuesday, June 10, 2025

The meeting was called to order at 6:00 p.m.

Pledge of Allegiance –Commissioner Paul Motel

Roll Call: Present: Paul Motel, Todd Creek, Jason Dole, Emily Fisher-Gentry, George Weiland and Dan McGowan
Absent: Louie Hupe

Attendance: Mayor Annette LaMore, Trustee Peggy Vaughn, Trustee Barry, Trustee Joel Gesky and Chris LaRoacque Village Administrator and Deputy clerk Melissa Gay

APPROVAL OF MINUTES

MOTION: A motion by McGowan, second by Weiland , to waive the reading and approve the meeting minutes of April 2nd 2025 and May 13, 2025, as presented with no corrections or deletions. Motion approved 6-0. Hupe absent.

PUBLIC PARTICIPATION: George Reichardt

Commissioner Motel opened the Public Hearing portion of the meeting.

PC-VAR 25-01: Consideration of a request by Gotion, Inc., Owner, and Olympic Signs, Petitioner, for a Sign Variance from Ordinance 9-13-15; 9-13-14D(1), D(2), and D(4) to allow two premises signs, increased size and increased height, on the building at 333 Spruce Street, in the I-2 Heavy Industrial Zoning District.

Robbie from Olympic sign company speaking at 6:08 about installing two signs. The east side would be internally illuminated they have LED's inside the ability you could dim them they're not super bright standard channel letter signage. A question from George Reichardt how big are these signs going to be? The answer is 84 sq ft. on the north elevation 64 sq ft. on the east elevation. The Gotion building is 40 feet tall. Paul Motel then asked about the LED and how many strips would be installed? Robbie replied with he would have to get back with the answer to that. Motel asked, you did mention they were dimmable if in the event that the LED driver does malfunction, Motel had another question pertaining to how many were there is there going to be one LED driver per trip of lights or is that per sign? Robbie replies with," per sign One driver per sign and that would be accessible so if the driver failed the actual whole sign would go out and we have a full service department to take care of the driver." Motel then asks," so in the event of the driver failing it wouldn't create any type of flashing like a ballast wood with fluorescent lights? Robbie's reply, is No that would shut the Gotion sign down."

PC-SUP 25-01 A public hearing is being held to consider a request by Dominick Cappelletti, Petitioner, and Russ Jensen, Owner, for a Special Use Permit per Ordinance 9-10C-3-2(B) to allow vehicle rentals, specifically, U-Haul trucks & trailers on their property at 707 N. Locust Street, in the FB-1 Zoning District.

Mr. Dominick Cappelletti was not present.

Tobacco sign to be removed

Planning commission recommendation 25-01 requested special use permit by Dominic Cappelletti, petitioner and Russ Jensen owner request comes from the tenant of the property at 707 N Locust Street where he operates a boxing class to subsidize that business he would like to provide U haul rentals at the same location.

New Business 25-01 Motion by Dole 2nd by Gentry Motion approved by all.

NO OLD BUSINESS

NEW BUSINESS-

Planning commission recommendation 25-02 On the requested variance by Olympic signs Petitioner and Gostion Inc. owner this request is for 3 variances from the sign ordinance to allow supremacist signs on the building a 20.17 square foot variance from the maximum area requirement of 20% of the area of the face of the side of the building on which the sign is located for 64 square feet whichever is less than 18 feet and six inches variants from the height requirement of a maximum of 15 foot above the ground level .

Motion by Weiland, seconded by McGowan 5-1 Motel was a No

Motion to adjourn Motion by Weiland Seconded by Creek
Meeting ended at 6:25

Meeting was audio recorded.