

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, September 5, 2017

Pursuant to adjournment, the City Plan Commission met in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Karn Cronwell, Fred Cohn, Gary Lippow, Josh Wadzinski, and JoAnn Shaw. Absent: None.

Other Officials Present: Todd M. Stuebe, Director of Community Development, and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, August 31, 2017, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Cronwell, seconded by Comm. Lippow, to approve the minutes of the meeting held on Tuesday, August 01, 2017. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

MATTERS FOR CONSIDERATION.

- I. Plan Commission Use and Occupancy Review, Grover Corporation, 5730 North Glen Park Road (former GE/Pentair, Osmonics). Review and approve proposed headquarters office and plant use and occupancy.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Grover Corporation (Grover) seeks Plan Commission review and approval for Grover Corporation, Incorporated, to use and occupy the premises (about 261,300 square-foot or just under six acre property with +/-78,000 square-foot footprint office/plant facility) formerly occupied by GE/Pentair, GE Osmonics, Osmonics, and Autotrol Corporation, at 5730 North Glen Park Road, as a headquarters office and plant use and occupancy. The site is zoned M-1 Warehouse, Light Manufacturing,

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Grover anticipates that initially there will be as many as 60 employees in the 5730 North Glen Park Road premises. The Grover workforce, which includes executive, professional, and skilled plant production workers, is anticipated to grow within three years from 75 to 105 employees. Hours of operation are Monday through Friday from 6:00 a.m. to 11:00 p.m., with possible Saturday work days with workload.

Parking is not expected to be a problem for the proposed use as Grover states that there are 196 parking spaces available to serve the Grover enterprise. Review of the aerial photograph confirms that there are about 115 parking spaces north of the office space, 54 parking spaces located immediately south of the plant, and 36 parking spaces located east of the plant, giving a total of about 205 parking spaces. Applicant does not store any items outside other than employee automobiles and waste containers that are proposed as fence enclosed.

Grover plans to close the real estate transaction September 2017 and prepare the facility to commence operating there in April of 2018.

Community Development Director Stuebe stated that staff recommends that the Plan Commission grant use and occupancy approval for Grover Corporation for its headquarters offices and plant at the premises located at 5730 North Glen Park Road, with the following requirements: 1) Other than employee parking and the indicated fence screened waste containers, there will not be any items stored outside; 2) Signage requires a Sign Permit per the Glendale Sign Code; 3) All landscaping and lighting features being maintained and replaced and/or replenished whenever necessary pursuant to tenant/owner lease responsibilities; 4) Dumpster enclosure in compliance with 13.1.144 of the Zoning Code; 5) City of Glendale building and fire codes per the Building Inspector and the North Shore Fire Department; and 6) Compliance with State of Wisconsin ADA parking requirements.

Stuart Banghart introduced himself as owner and president representing Grover Corporation, presently located at 2759 South 28th Street and Richland Hills, Texas, which is near Fort Worth, and Grover's intention is to move their Texas operation to Wisconsin and there is not enough space at the South 28th Street facility. Mr. Banghart said that Grover Corporation is also seeking to attract and retain the highest qualified personnel, and that both the working environment and community amenities are factors. Mr. Banghart said that Grover Corporation has been in existence since 1929 and that he acquired the company in 1993, and in 2005 acquired a competitor located in Texas, and continued stating that changes in the market and advanced manufacturing techniques are driving changes in the industry, and that being a Milwaukee person and knowing that there are really good people in the area were also factors. Mr. Banghart explained about their product piston rings and that Grover Corporation is a global supplier with products ranging from 5-inch for items such as pumps, valves, and shock absorbers, to 91-inch and up (equating to 8 to 9 feet) for hydro-electric turbines and United States Army Corps of Engineers requirements, and said that Grover Corporation products are at every continent except Antarctica, and that they are growing.

Mayor Kennedy asked about changes to the building.

Mr. Banghart said that there will be very little change and nothing exterior, saying that the 5730 North Glen Park Road facility gives them space to grow, and that just the sign will

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change, and that internally a couple of foundations will be modified for the large machines that are mostly in Texas now, that they need to modify the floor in the area where the previous water filter company had pits and pipes, and also that the office cubicles will be improved. Mr. Banghart introduced Ed Bednar as the project manager for the changes.

Commissioner Shaw asked if they use cutting oils and if so how they dispose of them.

Mr. Banghart that everything is a closed loop, that all of the water that they use is filtered and reused and when it is finally necessary it is collected in a tanker and that nothing goes down the drain and, also, their cutting fluids are water soluble, and that they work with a waste disposal company that pumps from their tanks and takes the spent product, concluding saying that everything that they do is covered under their water quality permit and everything is manifested in and out the door.

Commissioner Vukovic asked if they lease the building or are they buying the building.

Mr. Banghart said that he is acquiring the property and that it will be in the name of an LLC and that there will be a lease with Grover Corporation.

Mayor Kennedy asked how they would be handling the fire systems and security systems.

North Shore Fire Department Battalion Chief John Maydak asked how the Grover Corporation occupancy will be classified with the change of use, and said that they suggest meeting at the earliest possible time.

Mr. Banghart said that as a manufacturer they would not reclassify the occupancy and that at their South 28th Street facility they invited the Fire Department to complete a walk-through of the facility, and will be happy to do so.

Motion by Comm. Cohn, seconded by Comm. Wadzinski, that the Plan Commission grant use and occupancy approval for Grover Corporation for its headquarters offices and plant at the premises located at 5730 North Glen Park Road, per the requirements as enumerated. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cohn, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried 7-0.

ADJOURNMENT.

Motion by Comm. Vukovic, seconded by Comm. Cohn, to adjourn the Plan Commission until 6:00 p.m., Tuesday, October 3, 2017. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Shaw, Cronwell, Cohn, Lippow, Wadzinski, and Vukovic. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Recorded: Wednesday, September 06, 2017