

## Plan Commission Meeting

May 12, 2015

**Call to Order:** The meeting was called to order at 6:01 p.m. by President Richard Howells.

**Roll Call of Officers:** Officers present were President Richard Howells, Plan Commission Members Don Tuhy, Travis Gearhart, Trustee Clem Gottsacker, and Clerk Kaity Olsen. A quorum was established. Also present was Building Inspector Roger Kison. Absent was member Rick Aikins.

**Open Meeting Law Compliance Check:** This meeting is in compliance with the Open Meetings Law of the State of Wisconsin.

**Pledge to Flag, Moment of Silence:** All in attendance stood for the Pledge of Allegiance and moment of silence.

### **Approval of Minutes:**

- a. **Plan Commission February 24, 2015** – A motion was made by Howells and seconded by Gottsacker to approve the minutes as presented from February 24, 2015. Ayes – Howells, Tuhy, Gottsacker, Gearhart, Olsen; Noes – none; Abstain – none. Motion carried.

### **Agenda Items:**

- a. **Building Inspector Monthly Report** – Building Inspector Roger Kison presented the permit reports for April.
- b. **Review of Impact Fees** – The Plan Commission reviewed the impact fees. They decided to leave them as they are for now and review them next year May
- c. **Conditional Use Permit – 1000A Main Street – Retrospeed** – A motion was made by Howells and seconded by Gearhart to approve the conditional use permit for Retrospeed at 1000A Main Street. There were no complaints about the property and no conditions were put on the permit. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- d. **Sign Permit – Belgium Gardens – 432 S. Heritage St.** – A motion was made by Howells and seconded by Gottsacker to approve the sign permit for Belgium Gardens at 432 S. Heritage Street. This is a 2' x 12' canvass banner. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- e. **Sign Permit – Dean Wester - Tax ID# 18-023-08-001.00** – This item has been tabled
- f. **Approve Addition to Dream Logistics – 525 Progress Drive** – A motion was made by Howells and seconded by Olsen to approve the addition to Dream Logistics at 525 Progress Drive. They would like to add a 3<sup>rd</sup> section that matches the other two existing sections. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- g. **Approve Shed – 501 Main Street** – A motion was made by Howells and seconded by Gearhart to approve the shed at 501 Main Street. This will be a 14' x 14' square shed on a 5" concrete slab attached to the back of the garage and matching the garage. The setbacks are fine. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- h. **Approve Shed – 139 East Lane** – A motion was made by Howells and seconded by Tuhy to approve the shed at 139 East Lane. The shed will be placed on an existing slab. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- i. **Approve New House – 128 Peter Thein Ave. – Timber Creek Development** – A motion was made by Howells and seconded by Olsen to approve the new house by Timber Creek Development located at 128 Peter Thein Avenue. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- j. **Approve New House – 130 Peter Thein Ave. – Timber Creek Development** – A motion was made by Howells and seconded by Gearhart to approve the new house by Timber Creek Development located at 130 Peter Thein Avenue. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- k. **Approve New House – 132 Peter Thein Ave. – Timber Creek Development** – A motion was made by Howells and seconded by Gearhart to approve the new house by Timber Creek Development located at 132 Peter Thein Avenue. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- l. **Approve Shed – 225 W. Redding Circle** – A motion was made by Howells and seconded by Tuhy to approve the shed at 225 W. Redding Circle. It is a 160 square foot shed and it meets the setback requirements. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.
- m. **Approve Garage – 817 Main Street – (Behind Current Building)** – A motion was made by Howells and seconded by Olsen to approve the garage at 817 Main Street. This garage will be located on the property to the South of the Lanser Towing Garage. The property owner, Randy Ingelse, mentioned that the garage was donated to him and all he is doing is moving it onto a concrete slab. Roger Kison has concerns that there is not a

primary structure located on the proposed property. It is unclear as to whether or not an accessory building can be built on a property without a primary building. Olsen recommended combining the two properties into one property to satisfy having a primary structure. Both lots are zoned the same and both lots belong to Randy Ingelse. Howells amended his motion to conditionally approve the garage at 817 Main Street contingent upon Roger Kison's review. Gottsacker seconded the amended motion. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.

- n. **Possibility of Changing the Regularly Scheduled Plan Commission Meetings** – A motion was made by Howells and seconded by Gearhart to change the regularly scheduled Plan Commission meetings to the fourth Monday of each Month. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.

**Motion to Adjourn:** A motion to adjourn at 6:43 p.m. was made by Howells and seconded by Olsen. Ayes – Tuhy, Howells, Gearhart, Gottsacker, Olsen; Noes – none; Abstain – none. Motion carried.

Respectfully submitted,

Kaity Olsen  
Village Clerk

Approved by Plan Commission 05/26/15