

## **PLAN COMMISSION MEETING AUGUST 26, 2008**

The Regular Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Wanda Gosa, Alan Theis, Jeff Roth, Wayne McStrack, John Meyer, Wilfredo Barreto, Ken Mace and Mike Vincent.

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Mike Warwick of Yaggy/Cobly; Andy & Mary Stoeckmann S29 W30813 Wildberry Lane; Bob Antezak; Don Draker S16 W32153 High Meadow Circle; and Pat & Mary Lingle S16 W3206 High Meadow Circle.

Excused: Larry Rigden.

The Commission noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of July 29, 2008. Motion by Alan Theis to approve and waive the requirement of reading same, second by Wayne McStrack, motion passed. Ken Mace and Mike Vincent abstained. Motion by Wilfredo Barreto to amend the minutes with the changes, second by Wayne McStrack.

### **PUBLIC COMMENT**

Pat Lingle, Don Drake, and Bob Antezak are property owners to the north of the Tenby Harbor development, and have concerns that the buildings were not going to be on the north property line and that parking would be located there. The information that they were was in correct; the buildings will be located on the north property line with parking spaces on the south side of the buildings. There are concerns that the retaining wall be installed on the northwest corner of the property was not approved. Plans for the development were looked at, and the retaining walls are on the plans. The plans were not the approved final plans and residents would like to look at the official plans. Deputy Clerk Wigderson will get the plans and contact the residents so that they can review the official plans.

Andy & Mary Stoeckmann are interested in renting one half of the Midwest Accounting building for their business, but want to make sure that the business would fit the zoning. They run a small tool & die shop with some CNC machining. The Midwest Accounting building is zoned B2, and doesn't allow for this type of business. This business would fit in M1 zoning.

### **Zoning Map**

Mike Warwick was present to go over the changes to the zoning map. The Plan Commission would like to have only zoning on the Zoning Map; the primary environmental corridor and isolated natural resource areas and any other identifying characteristics should be on another map. The Glacial Drumlin Trail will be zoned C1. C2 is going to be dropped and only C1 will be used for zoning. By zoning properties in the Village C2, they would be placing a hardship on the property owner; redeveloping the property, removing trees, etc. A1 will be removed from the legend, because the Village does not have any A1 properties. Some of the C1 designations are drainage ditches and should be removed. The southeast corner of Main and Park Streets should be I1 zoning.

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### **Upland Conservancy Overlay District**

The Village will not have an Upland Conservancy Overlay District.

#### **Section 3**

- 3.01 (A) – Change the zoning titles to the correct names.
- 3.01 (D) – Remove “Lowland”
- 3.01 (E) – Remove
- 3.01 (G) – Change A1 to A2; remove “Lowland” and “C-2 Upland Conservancy District”

#### **Section 2**

- 2.10 (3)5 – Rewrite for next meeting.
- 2.11 (A) – The last sentence shall read, “...year, except by the approval of the Village Board.”
- 2.11 (B) – Will be named, “Mobile Home Park / Manufactured Homes”
- 3.11 (C) – Will be reviewed at the next meeting.

#### **Section 15**

14.02 – Remove the paragraph under “Acreage, Net.” Remove the last sentence from “Antique Store.” Remove “Baby Sitting.” Remove the bracketed sentence in the “Basement.” Bed and Breakfast Establishment shall read, “See Section 2.09(C)”. Building Height shall read, “...to the highest point of a mansard roof; or average “height” between the...” Remove the last sentence from “Car Wash.” Check with Rick to see if we use, “Co-location”, if not, remove it from the definitions. Remove “Basic” from “District, Basic.” Remove, “basic use” from “District, Overlay”. Remove “detached” from “Dwelling, Single-family.” Remove “detached” from “Dwelling, two-family.” Remove “and streets” from “Essential Services.” Remove “Family” The sentence for “Fence, Open” shall read, “...50 percent or more of their surface... include but are not limited to rail, picket...” “Fence, Solid” the sentence shall read, “... or less than of their surface...include but are not limited to...” Redefine “Floor Area”, remove, “Floor Area, First”, Floor Area, Gross-Residential”, “Floor Area, Gross-Business..”, “Floor area, Primary” and “Floor area Ratio or FAR”. The rest will be reviewed at the next meeting.

#### **NEXT MEETING DATES**

Tuesday September 30, 2008

#### **ADJOURNMENT**

Motion by Wayne McStrack to adjourn, second by Jeff Flaws, motion passed, unopposed. This meeting was adjourned at 9:28 p.m.

Submitted by  
Pauline Wigderson, Deputy Clerk