



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
FEBRUARY 28, 2018**

- I. Call Meeting to Order.** The meeting was called to order at 7:00 p.m. by Chairman Randy Vogel.
- A. Official Meeting Notification.** The official meeting notice was read into the record by Gordon Hoffmann.
- B. Roll Call.** Members present: John Bales, Chad Johnson, Robert Hartwig, Marcy Bishop, Arlyn Johnson, Ray Heidtke, David Klug and Lester Steffen. Also present was Zoning Administrator Gordon Hoffmann and Clerk Julia Oliver.
- C. Approval of Agenda.** Motion by Hartwig, seconded by Bales to approve the agenda. Motion carried.
- D. Approval of Minutes.** Motion by Heidtke, seconded by Klug to approve the minutes of the January 31, 2018 meeting. Motion carried.
- II. Public Hearing – 7:00 p.m.**
- A. Conditional Use Permit for the Construction of an Accessory Structure Greater than 1500 Square Feet in Total on a Parcel Larger than 10 Acres per 4.05(N) of the Zoning Ordinance – 3080 Jackson Drive – Louie Pagoudis d/b/a/ Kearns Management LLC.** Pagoudis arrived at 7:22 p.m. and the public hearing followed item III on the agenda. Pagoudis stated his property is approximately 20 acres and he would like to build a 44' X 88' pole barn for personal use. Neighbor John Rogers stated that is a really large building for personal use.
- B. Close Public Hearing.** Motion by Hartwig, seconded by Steffen to close the Public Hearing; motion carried.
- III. Public Hearing – 7:05 p.m.**
- A. Conditional Use Permit for the Construction of Mini Storage Facilities per 4.07(D) and 3.09(12) of the Zoning Ordinance – 4720 CTH P – Kevin Dittmar.** Dittmar provided the Commission members with a detailed written proposal explaining his request for the Conditional Use Permit and he went through the presentation for the public. Dittmar explained his request has two components, enclosed project and unenclosed project; both to be used for the storage facility. Neighbor Roger Dahm expressed his concern about water runoff because he grows crops on his land to the south. He also noted there was large quantities of material hauled onto the proposed site in the past and he has no idea what is in the material; Dahm would like assurance that the material is not contaminated.
- B. Close Public Hearing.** Motion by C. Johnson, seconded by Bales to close the Public Hearing; motion carried.

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IV. Business

- A. Any Town Citizen Comment on an Agenda Item.** There were no comments.
- B. Conditional Use Permit for the Construction of an Accessory Structure Greater than 1500 square feet in total on a Parcel Larger than 10 Acres per 4.05(N) of the Zoning Ordinance – 3080 Jackson Drive – Louis Pagoudis d/b/a Kearns Management LLC – Review and Action.** After discussion which included concern over the large size of the building, the proximity of the building to the neighboring subdivision and how the parcel is zoned; motion by Heidtke, seconded by C. Johnson to table action until the next meeting. Motion carried without a negative vote. Hoffmann noted there will not have to be another public hearing.
- C. Conditional Use for the Construction of Mini Storage Facilities per 4.07(D) and 3.09(12) of the Zoning Ordinance – 4270 CTH P – Kevin Dittmar – Review and Action.** Dittmar provided a detailed presentation of his proposed plans to develop the parcel at 4270 CTH P. Hoffmann noted an environmental report should be part of the Conditional Use Permit. After discussion, motion by C. Johnson, seconded by Klug to table action until the next meeting. Motion carried without a negative vote.
- D. Certified Survey Map – Western Avenue – Section 30 – Charles Schowalter – Review and Recommendation.** Surveyor Tony Gromacki appeared and stated Mr. Schowalter would like to take a five acre parcel of his land and split it off for his daughter. Park and Planning Member David Klug recused himself from this agenda item. The survey is complete except for the soil borings. Motion by C. Johnson, seconded by Bishop to recommend the Town Board approve the Certified Survey Map for Charles Schowalter subject to the addition of soil borings. Motion carried without a negative vote, (Klug recused).
- E. Preliminary Rezoning Request for Trucking Business – Section 3 – Tax Key 0062 – Kyle and Krystal Deruyter.** Krystal Deruyter appeared and stated she is interested in purchasing a property on Pleasant Valley Road with plans to live on the property and operate a trucking company for excavation, and snow and ice control. Deruyter stated that excavated and fill materials would not be stored onsite but that salt would be stored on site during the winter months. The company is currently located in Grafton and have a 50' X 100' building for the operation. Hoffmann stated he will need to complete further review as to whether a Conditional Use Permit or rezoning is the method required in order to proceed. Chairman Vogel told Deruyter that the Commission members had not expressed any strong objections but there are obstacles to overcome before proceeding. No action.
- F. Preliminary Review – 2017 Wisconsin Act 67 – Review and Recommendation.** Hoffmann stated Attorney Stan Riffle is providing guidance and revisions for the Zoning Ordinance. The legal work is not complete at this time.
- G. Zoning Administrator's Report** – Nothing additional to report.
- H. Correspondence** – Nothing additional.

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V. Adjournment – Motion by A. Johnson, seconded by Hartwig to adjourn. Motion carried.

The next meeting will be held on March 28, 2018.

Respectfully submitted,

Gordon Hoffmann, Zoning Administrator

Julia Oliver, Town Clerk