

PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
MARCH 5, 2012 at 5:30 PM
APPROVED/OFFICIAL MINUTES

1. Planning Commission meeting was called to order at 5:30 PM by Supervisor Tim Szeklinski. Present: Schmidt, Ranke, Draskovich, Derse, Hardy, and Residents.
2. Supervisor Szeklinski led the Pledge of Allegiance.
3. Commissioner Schmidt motioned to approve the February 6, 2012 meeting minutes as written, seconded by Commissioner Ranke. All in favor. Motion carried.
4. CSM- Seruga, 34531 High Dr. – Discussion took place on the history of the property and what it was zoned and what the land use plan designated the property as. The applicants believed the property to be zoned A2 and it appeared to be the land use plan is designated as extractive. Attorney Dubis stated like before, he could not find any minimum residential restrictions for the extractive use. Commissioner Schmidt motioned to approve contingent upon the applicant voluntarily deed restricting lot 3 to no further land divisions, seconded by Commissioner Derse. All in favor. Motion carried.
5. CSM- Rausch, 6831 Big Bend - Susan Rausch explained that they wanted to split the property for their two sons. Commissioners asked what the zoning and land use plan was. Applicant stated she believed the zoning was park and rec. It was unclear what the land use plan designated the property as. Commissioner Derse motioned to table the item to April Planning Commission to verify zoning and land use, seconded by Commissioner Schmidt. All in favor. Motion carried.
6. Town Level Variance- Larry, 7114 Peterson Ct.- John Helm, The Carstensen Group, explained that his clients were requesting a variance for a 1290 sq. ft. detached garage and that they would be removing the existing shed. Dubis asked if the applicant would voluntarily deed restrict the property to no further out buildings being built. Helm stated they would. Tom Magner, 7108 Peterson Ct., stated he was concerned about the drainage. Magner stated that there was a drain tile where the proposed building is platted. Magner expressed concern that he will get more water once the building is built. Jim Imme, 7132 Peterson Ct., also expressed concern about drainage. Imme stated that the drain tile that Magner mentioned drains to the edge of his property. Imme stated he had no opposition to the building, just concerned about run off. Supervisor Hincz stated the applicants were asking for a variance for a garage and that drainage is a separate issue. Helm stated they are willing to do a grading and drainage plan once the garage size is approved. Helm explained that they didn't want to put more money into the project if they are unsure they will get the variance. Helm also stated they did not know about the current drainage issue until after the garage was placed on the survey, so they are willing to move it around to accommodate drainage issues. Neighbors again stated they had no issue with the size of the garage. Greg Mars, The Carstensen Group, stated that although they will do everything they can to address drainage concerns; he feels it is not the applicant's responsibility to fix all the current drainage issues that are occurring. Commissioner Draskovich stated he feels the variance would benefit everyone involved and motioned to approve the size of the garage as submitted with the applicant voluntarily deed restricting the property to have no further out buildings and to have a grading and drainage plan approved by the Town's Engineer at the applicant's expense before the building permit is issued. Motion was seconded by Commissioner Derse. All in favor. Motion carried.
7. Correspondence- None
8. Shoreland Contract- None
9. Announcements/Discussion- Commissioner Schmidt stated he would like the minutes to address the service of former Commissioner Bill Gerard. Commissioner Schmitt motioned to let the minutes reflect "Thanks to Mr. Gerard for his diligent work and service to the Town of Waterford as a Town Planning Commissioner". Seconded by Commissioner Ranke. All in favor. Motion carried.

Commissioner Derse motioned to adjourn the meeting at 6:10 PM, seconded by Commissioner Draskovich. Motion carried.

Respectfully submitted,

Heather Stratton, Deputy Clerk