

**PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
OCTOBER 6, 2014 at 5:30 PM
APPROVED/OFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:32 PM by Chairman Hincz. Present: Commissioners Luick, Hardy, Gauerke, Konczal and Atty. Dubis. Commissioner Wenck arrived at 5:34 PM. Commissioner Schmidt was excused.
2. Chairman Hincz led the Pledge of Allegiance.
3. Commissioner Luick motioned to approve the August 4, 2014 meeting minutes as presented, seconded by Commissioner Hardy. Vote taken: 7-0. Motion carried.
4. Correspondence- Chairman Hincz stated there were a couple emails regarding an agenda item and that he would read them at that time.
5. Pier Permit- Novotny, 28713 Mulberry Ln. – Applicant, Barry Novotny, present. Chairman Hincz informed the Commission that upon researching properties in the area for a different matter, it was found that the applicant and a couple others had piers that did not have a permit and that owners were notified to apply for a permit. Commissioner Luick commented on the length of the pier and stated that he is surprised Novotny is still able to get his boat in and out. Novotny stated that he wishes it didn't have to be as long since he takes it out every year and that he still has issues to work around. He has an extra filter that he installed that once he is deeper water, he has to flush all the muck out. Commissioner Luick asked how long the pier has been in. Novotny replied that he believed it has been in the family since the 60's and that the pier has been fixed up throughout the years. Novotny also stated that there were parts that he was still repairing from the damage the ice did the previous year. Commissioner Luick motioned to approve the pier as presented, seconded by Commissioner Wenck: 6-0. Motion carried.
6. Pier Permit- Bluemel, 4128 N. River Bay Rd.- Applicant, Gary Bluemel, present. Chairman Hincz confirmed the applicant had 60 feet of frontage and that he would be centering the pier to the concrete sidewalk. Bluemel stated that he was correct. Commissioner Luick motioned to approve the pier as presented, seconded by Commissioner Wenck. Commissioner Gauerke commented on the drawing of the pier and the lack of dimensions on the drawing. Commissioner Gauerke also expressed concern about the amount of dirt located near the water and the lack of erosion control measures. Commissioner Luick asked if the applicant intended on having a boat lift. Bluemel replied that he did not. Vote taken: 6-0. Motion carried. Applicant was informed to provide the Town Board on Monday a new drawing showing the placement of the pier on the lot and including dimensions of the pier and setbacks.
7. Conceptual CSM- Egan, 32610 Sunburst Ct.- Applicant, Dan Egan, present. Chairman Hincz stated that the applicant had requested conceptual approval back in 2005. Chairman Hincz asked the applicant if he would like to proceed. Egan replied that he did and that the layout of the lots are different than what was proposed back in 2005. Chairman Hincz announced that although back in 2005, there was discussion questioning the amount of frontage needed on a cul-de-sac, the proposed division meets Racine County codes regarding frontage on a cul de sac and that no variances are needed. Commissioner Gauerke motioned to approve the conceptual CSM, seconded by Commissioner Hardy: 6-0. Motion carried.
8. Town Level Variance- Hincz, lots 1 & 2 Sunrise Ln.-proposed construction of a 42' x 61.5' garage/storage structure- Chairman Hincz turned the meeting over to Commissioner Gauerke and sat in the audience. Tom Hincz, applicant, stated he was applying for a variance to construct a 42' x 61.5' structure exactly like the building on lot 3. Joanne Jacoby, 7520 N. Tichigan Rd, stated she lives next door and asked how big of a lot was needed for the proposed building. Commissioner Gauerke replied that he was unsure how large the lot needed to be for the structure but that the applicant is over the combined square footage allowed for attached and detached garages. Hincz requested to explain to the applicant his plans. Commissioner Gauerke granted permission. Hincz explained to Jacoby that his plans are to construct a 2-story, 2400 square foot home with an attached garage and the detached structure on the two parcels that have already been combined. Hincz supplied Jacoby with the detailed copies of his plans. Jacoby asked Hincz why he needed the "pole barn". Hincz replied that his long-term plans are to move his wife to Waterford and bring all the items from that residence. Jan Alvey, 6826 Burma Rd., asked if precedence had been set to allow variances for oversized garages. Attorney Dubis and Commissioner Gauerke confirmed that they feel precedence has been set since multiple variances have been granted for oversized garages, including the current building on lot 3 which is owned by Hincz. Commissioner Gauerke stated that aesthetically, they like to see items kept inside vs. outside. Commissioner Luick motioned to approve, seconded by Commissioner Wenck: 5-0. Motion carried.
9. Town Level Variance- Kurlowski, 29220 Elm Island Dr.-Proposed construction of a 24' x 24' garage on less than a ½ acre- Applicant, Jeff Kurlowski, present. Chairman Hincz informed the Commission that he had spoken with Racine County and that although no shoreland permit is required, like the Town had thought, the applicant was given his permit in error. Racine County notified the applicant that he is required to combine the two parcels in order to receive his zoning permit. Kurlowski stated that he had already spoken with the Town Assessor and that she is getting him the necessary paperwork to join the lots. Chairman Hincz read the two correspondence regarding Kurlowski's variance. The first was an email from John & Barbara Power, 29209 Elm Island Dr., indicating they approve of the plan for the applicant's garage and feel the variance should be granted. The other email from David Shaw (Sarcen, Inc.), owner of the two vacant lots to the East of the applicant. In Shaw's email, he expresses concern with the visual impact of his two

lots that he currently has for sale. Shaw requested the applicant not be allowed to run a business from the garage and to also consider a privacy fence or natural hedgerow to shelter the view of the garage. Kurlowski stated that the garage would be for his and or his son's personal use. Chairman Hincz asked what the height of the garage is. Kurlowski replied 17' to the peak. Commissioner Luick asked if the applicant objected to adding a natural buffer as previously mentioned. Kurlowski replied that he did not have an issue planting bushes. Commissioner Luick motioned to approve the variance with the understanding that the applicant is to add a natural buffer as discussed, seconded by Commissioner Wenck: 6-0. Motion carried.

10. Shoreland Contract Report- Commissioner Gauerke reported one shoreland in Fowler's Bay and no issues were found.

11. Announcements/Discussion-

Commissioner Luick motioned to adjourn the meeting at 6:19 PM, seconded by Commissioner Hardy: 6-0. Motion carried.

Respectfully submitted,

Heather Stratton, Deputy Clerk