

PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
MAY 4, 2015 at 5:30 PM
APPROVED/OFFICIAL MINUTES

1. Planning Commission meeting was called to order at 5:30 PM by Chairman Hincz. Present: Commissioners Schmidt, Luick, Wenck, Konczal, and Atty. Dubis. Commissioner Hardy was absent.
2. Chairman Hincz led the Pledge of Allegiance.
3. Commissioner Luick motioned to approve the April 6, 2015 meeting minutes as presented, seconded by Commissioner Wenck. Vote taken: 5-0. Motion carried.
4. Correspondence-
5. Pier Permit- Criscl, 7606 Chestnut Ln.- David Criscl, applicant, stated he was requesting to put a new pier/configuration on his property. Criscl stated he has 100 feet of frontage and that he wanted to have two boat lifts as shown on the diagram. Commissioner Luick questioned the placement when it pertains to the stone stairs. Criscl stated he did not have any stone stairs, and that he must be referring to his neighbor's property. Commissioner Luick motioned to recommend approval of the pier permit, as submitted, seconded by Commissioner Konczal. Vote taken: 5-0. Motion carried.
6. Rezone-Gallagher/Reinholtz, Lots 1 and 2 of CSM #2876 located at 34009 Janesville Dr.- Applicants were present as well as Atty. John Bjelajac. Margaret Reinholtz gave the history on the parcels, stating they were created to have both sets of parents build. Atty. Dubis asked if the lots were deed restricted to no further land divisions. Atty. John Bjelajac stated that the parcels were deeded to the families as required and that they were just asking for a rezone. It was later noted that the CSM's did have the deed restriction as mentioned by Atty. Dubis. Reinholtz stated they were requesting to rezone to A2 and remove them from the farmland preservation district as the County had adopted a new addition to their ordinances regarding the preservation program. The new ordinance would require a conditional use and particular threshold requirements that they would be unable to meet in order to build. Julie Anderson, Director of Public Works and Development, Racine Co., stated that rules were different in 2006 when the CSM's were approved and that Racine Co. supports the rezone. Commissioner Luick asked what the farmland preservation was and why. Anderson replied that it was enacted in the 1980's to preserve large tracks of productive farmland. Anderson stated that the Town of Waterford and Town of Burlington are the only communities within Racine Co. with the program. Commissioner Konczal motioned to amend the current land use plan and recommend approval of the rezone based on the hardship of not being able to build otherwise and the good faith that the properties are deeded and constructed by family, seconded by Luick. Vote taken: 5-0. Motion carried.
7. Town Level Variance-Starrett, 5001 Mesa Ct.-Applicants were present as Chairman Hincz outlined what the applicant was requesting vs. what was allowed. Dustin Starrett informed the Commission that presently, there were 5 detached garages within the subdivision and that he intends to put items that are currently siting outside, inside. Chairman Hincz asked the audience if anyone other than the applicants were present in favor; seeing none, he asked if there were residents opposed to the variance; multiple hands went up. Donna Block, 5001 Riverside Rd., stated she lives approximately 1 block east of the property and that she is opposed to the size of proposed structure. Block indicated that she understands that people have a lot of items that they want store inside vs outside, but feels if the Town continues to allow variances of this kind, there will be warehouses everywhere. Michael Griebel, 4985 Bayfield Dr., stated he lives directly behind the applicant and is in the direct line of sight of the proposed structure. Griebel stated his concern is the same as Block's regarding the size. Griebel indicated that they are friends with the applicants and that they are great people, but wants to protect the green space. Earl Roth, 5001 Riverside, stated he is also opposed to the size and feels that the Town's rules regarding size are reasonable guidelines to follow. Dean Webb, 5011 Bayfield, stated he is about 100 feet from the applicants and is opposed to any size detached building being built. Webb stated that the original covenants of the subdivision did not allow any detached structures and that most people were still complying even though they do not have a homeowners association any more. Chairman Hincz clarified that there was no homeowners association. Webb replied that he was correct, and stated that there was when they built and that they have the same expectations as if there were. Webb stated that the structure will be larger than the homes in that area. Lonnie Webb, 4995 Bayfield Dr., stated that he objects to the size and would like to see it scaled back. Dan Wisowaty, 5104 Riverside, stated he feels the same as the rest and indicated that he feels it is

disrespectful to the residents. Commissioner Schmidt stated that the applicant does not have a hardship. Commissioner Konczal stated he feels the size of the structure would be an eyesore and that it is too oversized for that area as it would also dwarf the applicant's home. Commissioner Konczal also indicated it would set precedence for that area. Commissioner Luick thanked the applicants for taking the time for marking the property. Commissioner Luick then stated that he would not be in favor of approving that size of building for that area. Commissioner Schmidt motioned to recommend denial for the variance based on the reasons stated on record, seconded by Commissioner Luick. Vote taken: 4 in favor, 1 abstained (Hincz). Motion carried.

8. Shoreland Contract Report- None

9. Announcements/Discussion- Chairman Hincz announced that the Tichigan Lake Lions Club will be holding their annual picnic in the park on May 31st.

Commissioner Luick motioned to adjourn the meeting at 6:12 PM, seconded by Commissioner Wenck: 5-0. Motion carried.

Respectfully submitted,

Heather Stratton, Deputy Clerk