

**PLANNING COMMISSION MEETING  
415 N. MILWAUKEE ST.  
FEBRUARY 1, 2016 @ 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, Smith, Hardy, Atty. Dubis and residents of the Town.
2. Chairman Hincz led the Pledge of Allegiance.
3. Commissioner Luick motioned to approve the January 4, 2016 meeting minutes as presented, seconded by Commissioner Wenck. Vote taken: 7-0. Motion carried.
4. Correspondence- None
5. Town Level Variance- Allesee, 5940 N. River Bay Rd.- Chairman Hincz indicated that this is a town level variance only as the proposed construction does comply with Racine Co. Hincz's concern is that the cottage not be used in the future for living quarters but be used strictly as storage. Mr. Allesee indicated that he understood no living quarters and used for storage only. Mr. Allesee indicated that Racine Co. informed him that he could keep the toilet. Chairman Hincz read into record a letter from Patricia Bacun, 5936 N. River Bay Rd. indicating her opposition to the proposed construction. Also read into record were letters of approval from Lynn Stanley, 5962 N. River Bay Rd. and Jeff Jordan, 5932 N. River Bay Rd. Sue Pettit, 5950 N. River Bay Rd. was in attendance and was concerned about living quarters as well as run-off from the buildings. She requested that the commission not approve this variance. Chairman Hincz indicated that if the variance was approved, Mr. Allesee would have to obtain an engineer approved drainage plan. Commissioner Wenck motioned to approve the town level variance contingent on the existing building be storage only and not to be inhabited, seconded by Commissioner Luick. Vote taken: 7-0. Motion carried.
6. Pier Permit- Hanson, 6216 Briarwood Cr.- Chairman Hincz indicated to Mr. Hanson that he cannot enclose the water and that the 8'x3' section that would enclose the water would not be allowed. Mr. Hanson noted that was not a problem. Commissioner Luick motioned to approve the pier permit subject to the removing the 8'x3' portion that encloses the water, seconded by Commissioner Wenck. Vote taken: 7-0. Motion carried.
7. Boat Lift Permit- Chairman Hincz noted that Mr. Gauerke has enough frontage. Commissioner Luick motioned to approve the two boat lifts as presented, seconded by Commissioner Wenck. Vote taken: 7-0. Motion carried. Dik Wanke was in attendance representing the Buena Park Homeowners and just wanted to ensure that the "park" outlot was not affected. Mr. Gauerke's lifts do not interfere with the "park" outlot.
8. Conceptual CSM- Rozeski, 28541 Beach Dr.- Chairman Hincz noted that Racine Co., although not an official review, does not have a problem with this land division. This parcel would be limited to a single family residence. Commissioner Schmidt motioned to approve the conceptual CSM subject to an actual CSM being completed, seconded by Commissioner Wenck. Vote taken: 7-0. Motion carried.
9. Shoreland Contract Report- None
10. Announcements/Discussion-

Commissioner Luick motioned to adjourn the meeting at 6:05 PM, seconded by Commissioner Hardy: Vote taken: 7-0. Motion carried.

Respectfully submitted,

Tina Mayer, Town Clerk