

**PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
MARCH 7, 2016 @ 5:30 PM
APPROVED/UNOFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:30 PM by Chairman Hincz. Present: Commissioners Schmidt, Wenck, Konczal, Atty. Dubis and residents of the Town. Commissioners Luick, Smith, & Hardy were excused.
2. Chairman Hincz led the Pledge of Allegiance.
3. Commissioner Wenck motioned to approve the February 1, 2016 meeting minutes as presented, seconded by Commissioner Schmidt. Vote taken: 4-0. Motion carried.
4. Correspondence- None
5. Pier/Boat Permit- Adragna, 5421 Scenery Rd.- Commissioner Wenck motioned to approve the pier/boat lift permit as presented, seconded by Commissioner Konczal. Vote taken: 4-0. Motion carried.
6. Town Level Variance- Mile, 3235 Honey Creek Rd.- Chairman Hincz indicated that this is a town level variance only as the proposed construction does comply with Racine Co. Hincz further noted that the location of this property was rural and surrounded by ag properties. Commissioner Schmidt motioned to approve the town level variance, seconded by Commissioner Wenck. Vote taken: 4-0. Motion carried.
7. For Informational Purposes Only- Schilling, 7711 Big Bend Rd.- Request condos on a proposed CSM lot. Atty. Dubis began the discussion by mentioning a few concerns in regards to the draft covenants submitted by Schilling. One concern was that it referenced the town would have zoning authority where the Town has Racine County zoning. Dubis mentioned a few other minor changes. Schilling indicated that there is no set standard for "pocket communities" as each one is unique. Chairman Hincz had a list of questions/concerns one being that the sq. ft. of each condo does not met the town's current sq. ft. requirement and would require a town level variance. Hincz gave Schilling the town engineer letter dated February 29, 2016. Schilling indicated that this would be in phases and would like to have 6 units completed by the end of the year. Dave Wagner, TVFC, indicated he was concerned with the driveway ending in a "T" and questioned if it would accommodate fire/rescue vehicles. Schilling noted that there could be on-street parking but he could speak to Wagner about his concerns. Hincz questioned if pools, sheds, etc. would be allowed and Schilling indicated no as the owner only owns the unit not the land around it. Schilling will speak to the USPS about mailboxes and whether if there would be one main mailbox or if each unit would have their own. Commissioner Schmidt indicated he would have liked to see sidewalks for the residents to walk along rather than on the driveway. Dubis questioned Schilling if he would agree that there be a clause indicating that under no circumstances can the development be changed from 55 years or older, if permissible by law, and Schilling indicated he would as this development would be an extension of his current business of Elder Care. Schilling further noted that all the units would have a black roof, standard white trim and there would be about 3-4 standard colors that the resident could choose from. Commissioner Wenck motioned to recommend that Mr. Schilling's development objectives memorialized in his February 29, 2016 letter along with all the comments made by the planning commissioners herein be deferred to the town board, seconded by Commissioner Konczal. Vote taken: 4-0. Motion carried. Item will be on the April planning and town board meeting. Schilling will be in contact with Hincz and Supervisor Gauerke.
8. Shoreland Contract Report- None
9. Announcements/Discussion- Commissioner Jack Konczal submitted his letter of resignation due to a move. His last meeting will be April. Jack will be missed.

Commissioner Schmidt motioned to adjourn the meeting at 6:25 PM, seconded by Commissioner Konczal: Vote taken: 4-0. Motion carried.

Respectfully submitted,

Tina Mayer, Town Clerk