

PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
JUNE 6, 2016 @ 5:30 PM
APPROVED/OFFICIAL MINUTES

1. Planning Commission meeting was called to order at 5:30 PM by Chairman Hincz. Present: Commissioners Wenck, Smith, Alvey, Derse, Atty. Dubis and residents of the Town. Commissioner Schmidt was excused. Commissioner Luick was absent.
2. Supervisor Gauerke led the Pledge of Allegiance.
3. Commissioner Derse motioned to approve the May 2, 2016 meeting minutes as presented, seconded by Commissioner Smith. Vote taken: 5-0. Motion carried. Chairman Hincz stated for the record that in his belief, the planning commission should have made a decision in regards to item #7, Chickens.
4. Correspondence- None
5. Pier Permit- Wehr, 5611 Scenery Rd. - Mike Wehr was in attendance. Chairman Hincz reminded Mr. Wehr to keep 10' to the north and keep his boat on the south side of the pier. Wehr agreed. Comm. Alvey motioned to approve the pier, seconded by Comm. Wenck. Vote taken: 5-0. Motion carried.
6. Pier Permit- Roth/Block, 5011 Riverside Rd. - Both applicants were in attendance. Block indicated that they purchased a new boat and that the door is on the opposite (left) side. Would like to reconfigure the pier by coming straight out. Roth indicated that the extra feet required are due to the drop in the water level. Comm. Derse motioned to approve the pier as presented, seconded by Comm. Smith. Vote taken: 5-0. Motion carried.
7. Rezone/Variance-Delimat, 8427 Big bend Rd. Andrew Delimat, 34131 High Dr., was in attendance. Chairman Hincz indicated that there would be a lot created in the back. Delimat indicated that he would like to sell two lots. Delimat noted that the people who were interested in the lot were not interested in the added cost of the greenhouse. Hincz indicated that a variance was needed as there was not enough frontage to get access to the back lot. Dubis wanted the commission to be aware that the back parcel would be going from a 35 acres minimum requirement zoning to a 40,000 sq. ft. minimum per parcel. Hincz noted that Racine County deed restricted this parcel. Comm. Wenck motioned to approve the rezone/variance for 8427 Big Bend Rd., seconded by Comm. Alvey. Supervisor Gauerke questioned a gap in the legal description and who owns it. Delimat indicated that the surveyor stated it was due to a mathematical error and will be corrected. Comm. Wenck added to his motioned that this property needs to be deed restricted and that a CSM be done, seconded by Comm. Alvey. Vote taken: 5-0. Motion carried.
8. Variance-Hincz, 7504 N. Tichigan Rd.- Chairman Hincz stepped down and Supervisor Alvey took over the meeting. Chairman Hincz indicated that county wanted him to go before the Town. Attorney Dubis stated that he felt Hincz was being ultra-cautious as this application does not need Town approval. Hincz indicated that he has two options that he is contemplating with the corner. Comm. Wenck asked what Hincz would like to do. Hincz stated that short-term, he does not want to do anything, but long-term, he would like the option to build with the proposed setbacks. Hincz sought the County variance of insufficient setback on private road to give him the option of rebuilding. Comm. Wenck motioned to approve both options, raise the existing home and construct a new single family dwelling with insufficient setbacks as requested on the Racine Co variance/appeal application dated May 11, 2016, OR to demolish the existing home and combine the lots without rebuilding, but will be allowed the setback variance if a

single family dwelling is constructed in the future, seconded by Comm. Derse. Vote taken: 4-0. Motion carried.

9. Comm. Smith motioned to move the July 4th meeting to Tuesday, July 5th, seconded by Comm. Wenck. Vote taken: 5-0.

10. Shoreland Contract report- Hincz reported one for Foxwater Bay, will defer to next meeting.

11. Announcements/Discussion- Picnic in the Park, June 12, 11-4 pm. Food and drinks are free. Flight for Life will be in attendance. A lot of fun for all ages.

Commissioner Wenck motioned to adjourn the meeting at 5:51 PM, seconded by Commissioner Derse: Vote taken: 5-0. Motion carried.

Respectfully submitted,

Heather Stratton, Deputy Clerk