

PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
NOVEMBER 4, 2019 @ 5:30 PM
APPROVED/OFFICIAL MINUTES

1. Planning Commission meeting was called to order at 5:30 PM by Chairman Tom Hincz. Present at the time: Commissioners Schmidt, Luick, Wenck, Alvey, Smith and Derse and Town Attorney, Anthony Krychek and residents of the Town.
2. Chairman Hincz led the Pledge of Allegiance.
3. **Commissioner Luick motioned to approve the October 7, 2019 minutes, as printed, seconded by Commissioner Smith. Vote taken: 6-0. Motion carried.**
4. Conditional Use Permit- Whorley, 8427 Big Bend Rd. – Mark Whorley and Dennis Lopiparo (D&K owner) arrived later (misunderstanding on time) Request to allow D&K Seasonal Services business activity to remain on the property. Ron Spear, 7949 Golden Bay Trail, noted that he uses D&K Landscaping and they are a quality company. Spear indicated that logistically, it made sense to have the company store their equipment at that location. Robert Fingland, 7911 Golden Bay Trail and President of the Golden Bay HOA, stated Whorley and D&K have been good neighbors and D&K provides excellent customer service. Chairman Hincz expressed concern about applicants storing materials outside and that per the county application the applicants were requesting to have an office. A motion was made but later rescinded. Mark Whorley & Dennis Lopiparo, owner, arrived to answer questions. Whorley noted that there would be a small parking area for the workers to park during the day or while they are moving equipment out of the units, they would like to have a sign if approved by Racine Co and have a space for a small breakroom. Hincz noted that the original plan was to store materials outside. Lopiparo indicated that they do not plan to store materials, but would possibly have materials, from the jobsites, temporarily unloaded on the premises. Lopiparo also noted that there will not be sleeping areas and no overnight accommodations. Commissioner Luick questioned the number and type of equipment and where they would be stored. Both Lopiparo and Whorley stated all equipment would be stored inside; they have 1- 60'x50' space and 2- 13'x40' spaces. Supervisor Gauerke questioned how many employees and what portion would be office vs. storage. Lopiparo stated that they have a total of 6 units, all in the same portion/vicinity and 90% of the units are storage. There will be a desk for paperwork, but no plumbing. Whorley indicated that he put in a 10' strip of gravel on the east side of the northeast building by the pond. **Commissioner Luick motioned to approve the conditional use permit, seconded by Commissioner Schmidt. Vote taken: 6-0. Motion carried.**
5. Discussion & possible action re: Ordinance pertaining to vape products- All Commissioners were supplied a letter written by a resident prior to the meeting. Commissioner Smith noted that she was not in favor of a Town mandate regarding vaping. Smith stated that it is not illegal and feels it is personal choice and that you cannot impose your own morals on a community. Chairman Hincz noted that this is on the November 11th Town Board agenda. Commissioner Wenck questioned whether other communities are adopting similar ordinances. Chairman Hincz indicated yes and as well as the Health Dept. **No action taken.**
6. Discussion & possible action re: ordinance pertaining to Polystructures- Prior to the meeting, Town Clerk did not receive any feedback back from the planning commissioners. Discussion took place. Legal counsel to research liability of the Town in this regard. Robert Ulander, 32741 Territorial Dr., stated that there should be a distinction between those used in agriculture and those used in residential areas as well as how the structure(s) are built. He feels that if properly installed, the structures could and do handle the snow and wind loads. Chairman Hincz looking at Racine County to issue permits for the structures. Commissioner Derse discussed changes he would like incorporated. These changes were submitted as part of the record.

7. Shoreland Contract report- None

8. Forthcoming Events-

Commissioner Derse motioned to adjourn the meeting at 6:16 PM, seconded by Commissioner Smith. Vote taken: 6-0. Motion carried.

Respectfully submitted,

Heather Stratton, Deputy Clerk