

PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
JUNE 3, 2019 @ 5:30 PM
APPROVED/OFFICIAL MINUTES

1. Planning Commission meeting was called to order at 5:30 PM by Chairman Hincz. Present at the time: Commissioners Schmidt, Luick, Wenck Smith and Derse and Town Attorney, Michael Dubis. Commissioners Alvey was excused.
2. Chairman Hincz led the Pledge of Allegiance.
3. **Commissioner Luick motioned to approve the May 6, 2019 meeting minutes as well as the May 13, 2019 minutes as presented, seconded by Commissioner Schmidt. Vote taken:6-0. Motion carried.**
4. Informational only- Laurent, 6701 Spruce Ln.- Chairman Hincz gave a brief background about this matter. The owners will be putting up a pole building but will be combining his lots into one. County approved this variance on May 7, 2019.
5. Pier Permit- Golden Bay Association- 016041912207002 & 01604112207007- Ron Spear, 7949 Golden Bay Trail, presented the application to the commission. They are looking to extend the piers to allow for the boat slips given to the Assoc. in the April 7, 1994 from Susan Schumacher, DNR. The letter also noted that the piers were approx. 100 ft. in 1994. The Assoc. is requesting to extend the piers. Clerk Mayer inquired as to when the piers were changed and modified from the registered piers from 1992. Norman Ross, 7902 Lakeview Rd., noted that the Assoc. made changes in 2008 and again in 2011. Clerk noted that this was done without getting permits. **Commissioner Luick motioned to approve the piers as presented, allowing extending further than 100' as previously stated by Susan Schumacher, DNR Water Specialist, in her April 7, 1994 letter, seconded by Commissioner Schmidt. Vote taken: 5 in favor, 1 abstention (Hincz). Motion carried.**
6. CSM- Jensen, 8507 Bonnie Ln. –Applicant wants to split off an acre and his remaining parcel will be approx. 2 acres. **Commissioner Wenck motioned to approve the CSM as presented, seconded by Commissioner Luick. Vote taken: 6-0. Motion carried.**
7. Proposed Conditional Use Permit-Iverson (owner) and Patel (applicant), 8006 Big Bend Rd. Racine County had suggested to Mr. Patel to come before the Town to see if this was something the town would be open to. Commissioner Derse noted that the applicant had not submitted a cover letter as he had stated he would and Clerk Mayer confirmed. Mr. Patel apologized for not getting to the clerk. Commissioner Wenck suggested that Mr. Patel submit tentative drawings that show the future 2 bedroom apt, the layout of the proposed store and the layout of the parking lot. **Commissioner Derse motioned to table until the July 1, 2019 Planning Commission meeting, seconded by Commissioner Luick. Vote taken: 6-0. Motion carried. Mr. Patel will email the information to the Clerk.**
8. Rezone & LUP Amendment- Himebauch, 5200 Deer Rd.- Ryan Koch, applicant, stated that they are asking to be rezoned from A-1 to A-2 for a possible pole building. **Commissioner Luick motioned to approve the rezone & amendment to the land use plan, seconded by Commissioner Derse. Vote taken: 6-0. Motion carried.**
9. Rezone- Golden Arrow Bowhunters, 28621 E. River Bay Rd.- Melissa Laney, Treasurer for Golden Arrow, was in attendance for Golden Arrow. Laney stated that the club offers a lot of activities for both adult and children but have noticed in decline in membership and plan to sell one lot for capital to fund the club. Warrn Miller, 28545 E. River Bay Dr. stated he was directly to the east and would like to see R2S rather than R3. Diane Kreger, 6320 N. River Bay Rd., asked where the driveways for these lots come off of and Laney indicated she did not know that information. Kreger also questioned Laney about the fence and Laney noted that the fence would be moved when the lot sells. Don Engler, 28636 E. River Bay Dr., questioned the size of the lots and noted there was a problem with drainage. He

wanted to know when this would be fix. Atty. Dubis noted that it would have to be referred to the Town Engineer. Mary Metzke, 28616 E. River Bay Dr. indicated that she bought this property because there were no homes and does not want to see homes there. **Commissioner Wenck motioned to approve the rezone contingent of the correct hook-up to sewer as well as a minimum of one (1) acre lots, seconded by Commissioner Derse. Vote taken: 6-0. Motion carried.**

10. Correspondence-

11. Shoreland Contract report- None

12. Forthcoming Events-

Commissioner Derse motioned to adjourn the meeting at 6:30PM, seconded by Commissioner Luick. Vote taken: 6-0. Motion carried.

Respectfully submitted,

Tina Mayer, Town Clerk