

Plan Commission Meeting & Hearing Minutes  
Tuesday, May 25 2010 at 6:00 p.m. or soon thereafter  
Paul J. Bertschinger Community Center  
7860 Hwy 42, Egg Harbor, Wisconsin

Members Present: Chair-Chris Anderson, Emily Pitchford, Kathy Mand Beck, Gail Hill, Sharon Fitzgerald, Bill Cammack, Josh Van Lieshout

Also Present: Clarence Scherer, Robert Pollman and others

1. Call Meeting to Order

Chair-Anderson called the meeting to order at 6:02 pm.

2. Pledge of Allegiance

3. Approval of the Agenda

Beck moved to approve the agenda as was presented. Cammack Seconded. Motion carried.

4. Approval of Plan Commission Meeting Minutes for April 27, 2010.

Two corrections were requested to be made to the minutes on agenda item 12. The word "to" should be changed to "two" and "Packer" should be capitalized.

Pitchford Moved to approve the amended Plan Commission Meeting Minutes for April 27, 2010 with the two corrections. Beck Seconded. Motion carried.

5. Open Session (limited to 10 minutes)

Scherer brought the proposed sign ordinance. His concern with the total square footage allowed. He also indicated his preference in clarification of frontage description. He indicated the favoring of the changes to two flags from one.

Anderson stated he appreciated the comments, but the body here has already acted on this ordinance. He suggested Scherer's comments would be greatly appreciated at the upcoming hearing. Anderson confirmed the public hearing will be held June 14, 2010 at 6:00pm in the large meeting room at the Paul J. Bertschinger Community Center.

Beck mentioned the requirement be made to individual/businesses to bring in professional drawing submissions for the committee. It was a concern that lesser drawings had been submitted recently. Van Lieshout agreed that we should hold people to higher standards of plan drawings. He stated that from this point forward, he will reject drawings that are not professionally done with clarity. Fitzgerald affirmed her concerns that the drawings be given to the Commissioners for review far in advance of the upcoming meeting and not at the meeting. Van Lieshout stated that he will tighten up on this. Anderson commented that it is part of the responsibility of these Commissioners to send drawings back if it is not sufficient enough to review the issue.

Anderson asked Scherer for his comments. Scherer asked Van Lieshout if he reviews the plans by field verification. Van Lieshout stated he checks the drawings for correct measurements. Setbacks are measured once they get the building started. There has to be at least a footing or a wall assess this.

6. Approval Consideration and action to approve regarding the Downtown Village Center Strategy Plan

Anderson conveyed Dr. Vonck has done a very good job completing what the village has been looking for. Dr. Vonck has asked that the Downtown Village Center Strategy Plan be put on the web site. Anderson felt this was a great way to make this available to anyone who would like to see this plan. Anderson asked Commissioners if they had any comments.

Commissioners after their review, discussed the possible corrections and/or changes to the Plan. Dr. Vonck noted the corrections. Beck referred to page two and inquired on the max height for a fence in the Village. Van Lieshout explained the fence height requirements in the Village per the ordinance. Beck also requested corrections to page one, Structures -Fiscal policies (1B1 & 1B2, a typographical error "Fore" should be changed to "for". Fitzgerald talked about her concerns with

Transportation 2D1, page 1: the development of a more formal path between Village View Park and Market Street. The concerns lay in the fact that this is not public property. Dr. Vonck stated he will remove that from the section. Beck also pointed out the change on the same page, Page 1 from Egg Harbor Road to State Hwy 42.

Anderson stated this will be a great book for Plan Commission's use as a guide for the Village. Anderson made the recommendation to approve and recommend to the Village Board the corrected version of the Downtown Village Center Strategy Plan for adoption. Cammack seconded. Motion carried.

7. Public Hearing on a conditional use permit application from Aaron and Karry Mackie for a business located at 7828 STH 42, Unit 1-I commonly known as Street Shops to place four tables outdoors on the north side of the unit for the purpose of providing an outdoor place to do painting and crafts. Anderson opened the public hearing for a conditional use permit for Aaron and Karry Mackie for a the business located at 7828 South 42, Unit 1-commonly known as Main Street Shops to place for tables outdoors on the north side of the unit for the purpose of providing an outdoor place to do painting and crafts.

He asked for comments from the audience and from Plan Commissioners.

Van Lieshout affirmed that he did receive support for this CU permit from the property management at the building.

Van Lieshout stated the location of this is in the NE corner of unit 1.

Anderson closed the public hearing.

8. Consideration and action to award a conditional use permit to Aaron and Karry Mackie for the purpose of providing an outdoor place to do painting and crafts.

Beck Moved to approve the conditional use permit to Aaron and Karry Mackie for the purpose of providing an outdoor place to do painting and crafts. Fitzgerald Seconded. Motion carried.

9. Consideration and action to award a conditional use permit to conch Company, Inc., commonly known as Shipwrecked for the purpose of expanding the brewery.

Anderson asked Van Lieshout to comment on this conditional use permit.

Van Lieshout brought up his memo as was enclosed.

He felt Shipwrecked has met the requirements and he had nothing to add.

Anderson opened this up to Pollman. Pollman stated they have always had an assisted brewery.

He stated that where this addition is going has no value and it is wasted space at this time. He stated it would be a benefit to the Village and it would be put to go use.

It was inquired whether this would increase the demand for parking. Pollman stated there would not be an increase in employees and therefore, no increased demand on parking. Fitzgerald stated her concerns in changing the footprint of the building; it was her understanding Conch Company would no longer be grandfathered into the parking requirements with this change.

Pollman stated he felt this is not going to change the footprint of the building and therefore, this would not be affected.

Van Lieshout stated that the curbing or cement block of this is clearly not in the Village's right-of-way or the counties right of way.

Cammack inquired on whether this would change the footprint of the building. Fitzgerald's verbalized her concern if you do this for one business; you are opening the door for acceptance of other similar changes. It was inquired upon whether Pollman has two businesses or one business. Pollman stated the brewery and restaurant are combined into one business.

Van Lieshout stated the issue is the parking. He asked Pollman if Conch's employees could be asked to park in the PEPAC parking area. He stated that this would take care of the parking issue.

Fitzgerald asked for clarity in which parking ordinance they should be looking at – the newly adopted ordinance or the previous ordinance. Anderson stated the parking ordinance's intention is to make up for the deficiency in parking. Without any extra employees and that being answered, he felt that it explained there will be no more required parking than the present.

Fitzgerald asked if this new code is just going to be waved until 2012. Van Lieshout stated this is a valid point. Van Lieshout stated the body here should correct or adjust any misjudgment in the ordinance as interpreted by him. He stated that you should be looking at the current code.

Cammack stated there is a concern with the limited pedestrian walking space on that side of the building. Van Lieshout stated that perhaps he could talk to John Kolodziej, County Highway Commissioner about putting in pedestrian space.

Anderson asked for further comments.

Beck Moved to approve the conditional use permit to Conch Company, Inc., commonly known as Shipwrecked for the purpose of expanding the brewery. Cammack Seconded.

Van Lieshout asked if Pollman would have a problem with asking employees if they would park at the PEPAC parking lot and walk to work. Pollman stated they have always encouraged the employees to park in other areas. Van Lieshout stated he will be sending an e-mail to the business with limited parking to ask employees to park in other lots.

Anderson asked that the motion be amended to include the encouragement of employees parking offsite.

Beck moved to approve the amended conditional use permit to Conch Company, Inc., commonly known as Shipwrecked for the purpose of expanding the brewery to include the encouragement of employee offsite parking. Cammack seconded. Amended - Motion carried. Fitzgerald opposed.

10. Next Meeting

The next meeting was scheduled for Tuesday, June 22, 2010 at 6:00 pm. It will be held at the Paul J. Bertschinger Community Center in the large meeting room.

11. Adjourn

Beck moved to adjourn the meeting at 6:55 pm. Hill Seconded. Motion carried.

Reported by,  
Kelly Popp  
Deputy Clerk/Administrative Assistant