

Plan Commission Meeting Minutes
Tuesday, February 24, 2009 at 6:00 p.m.
Paul J. Bertschinger Community Center
7860 Hwy 42, Egg Harbor, Wisconsin

Members Present: Nancy Fisher - Chair, Kathy Mand-Beck, Bill Nelson, Emily Pitchford, Dave Tuch, Chris Anderson, Josh Van Lieshout, and Sharon Fitzgerald (by phone)

Also Present: Kelly Popp, Samantha Clark and Mark Titel

1. Call Meeting to Order:

Chair Fisher called the meeting to order at 6:04pm

2. Pledge of Allegiance

3. Approval of the Agenda

Emily Pitchford moved to approve the agenda, seconded by Kathy Mand- Beck.
Motion Passed

4. Public Hearing – Samantha Clark Application for Special Development District application at 8027 STH 42

Nancy introduced Samantha Clark and asked her to speak on her behalf regarding this property. Clark responded by stating she would like to leave the house space as her residence. At present, Clark stated that her current operation is primarily production for her homemade products. Her idea for this property is the ability to expand her current operations site to this site for largely a production site, open a small retail storefront and reside on the property. Clark stated 4-5 parking spaces are available at this time. At present, there is a 110 foot setback from the highway; if purchased they would proceed to remove setback. Nelson asked about future landscape. Clark stated landscape would be left similar to present.

Van Lieshout suggests a sign change with the higher speed limit posted currently. Nelson asked for an estimation of traffic expected with the business. Clark stated it was too hard to estimate at this time.

Clark would like to use a neon sign for her retail business. Van Lieshout stated signage should be kept simple. Fitzgerald stated that Clark should conform and use the current Village signage. It was agreed upon by Clark and the Committee.

Pitchford asked about restaurant usage in the future; Clark responded that no restaurant was intended for the present or future.

No other testimonies were offered. Fisher closed the Public Hearing at 6:15pm.

5. Approval of December 2, 2008 Plan Commission Meeting Minutes.

Fisher moved to approve the December 2, 2008 Plan Commission minutes; Van Lieshout seconded. Motion passed.

6. Introduction of Bill Nelson

Fisher officially introduced, thanked and welcomed Bill Nelson to the Committee. Also at this time, each of the Committee Members was introduced, as was Kelly Popp, the new Deputy Clerk/Administrative Assistant.

7. Open Session (limited to 10 minutes)

Fisher asked audience members and other members if there was any other business. Fitzgerald offered her concerns regarding Building Permits and new businesses. She stated that she often wonders what happens to approvals for businesses that never seem to take shape after approval. It was stated that there is a twelve month building permit allowance.

Fisher mentioned the bids for the Beach and Marina have been pushed back until Mid-March.

8. Discussion and action regarding Samantha Clark application for Special Development District at 8027 STH 42

Fisher started off by stating how thrilled she is to see an interest in something being done to enhance this property. The proposed business is a cannery, retail business in this residential area.

Van Lieshout stated The SDD stands for Special Development District. It gives the village greater ability in zoning and it allows the ability to make accommodations for certain conditions. It was stated that this property is legally conforming and offers us some suggested requirements for the SDD.

Committee members their concerns regarding the driveway design and higher speeds with regard to village safety. Nelson stated there was a need for design to change to keep the village safer overall. Van Lieshout stated the driveway should be wider for substantial stacking room so there are no backups and plenty of turn around space. Clark agreed the driveway design was necessary. Tuch suggested the speed limit be reduced from 45 mph due to safety concerns on the entrance and exiting of cars at this site. The safety concern with speed by the property was discussed in length by committee members.

Shipping and deliveries are to be as noted on pg 2-3 of the memo requesting they be made only during the weekly business hours between 8:00am and 4:30pm to keep traffic and unsafe conditions to a minimum.

When questioned on possible a possible opening date, Clark stated she would open by May if all goes as planned. Clark also stated there would be job opportunities with the opening to her business.

Fisher motioned to grant the SDD and the driveway requirement at 36 inch width and 18 feet closer to the residence. The motion was seconded by Mand-Beck. Motion passed unanimously.

9. Discussion and action regarding disposition of platted rights of way parallel to STH 42

Van Lieshout stated he received back a stack of title work regarding this estimated 60 foot area. Extensive research was done on this particular land plot. Restrictions are very vague and must be reviewed with the legal council. It is vague as to who owns this area. It does not appear as if it is possible to sell without a definite owner. Van Lieshout explained how normal proceedings would occur with property like this. This was discussed by committee members. But without true ownership, it is hard to accomplish a sale at this point. Approaching the owners on either side may be the only possibility at this time. The ownership will be reviewed with the village attorney and the Village will proceed from there as the Village Board sees fit.

10. Discussion and action regarding on-street parking regulations in the Village of Egg Harbor

Fisher motioned to table this until the March 2009 meeting. It was seconded by Pitchford. Motion passed

11. Approval of a Certified Survey Map combining lots at Beach Park:

Van Lieshout would like to combine the current two beach parcels into one plat and make the parcels going forward difficult to separate. As discussed, the inclusion would be the Troup property and beach property. It would give the Village the opportunity to expand as needed.

Fisher moved to combine properties into one, seconded by Anderson. Motion passed unanimously.

12. Discussion and action regarding flood plain mapping regulations:

Fisher stated the county has already adopted the FEMA flood map. Therefore, they are leaving it up to each Village whether they adopt the FEMA flood map area or not. If it is not agreed upon and adopted, the residences could not carry flood insurance. There are portions in the Village along Green Bay that are Special Flood Hazard Areas. FEMA looked at land below 585 feet. There are approximately three areas of concerns. If we were to adopt the map, anyone in these areas would be able to carry flood insurance. Without the adoption of the map, it would not be available for owners. Having regulations in place would allow the property owners to have damage coverage in the event of a disaster. Nelson stated his concerns of the serious impact this would have with existing property owners on out-of-pocket expenses, and future purchase and sales of property. Nelson suggested guidance for the Village on the handling of this matter from a community that has been through this recently. Fisher stated she felt this should be discussed with the public. Fitzgerald stated that the knowledge by current owners may bind them to release SFHA information regardless. Van Lieshout stated that this has not yet been determined at this point. Fisher asked Van Lieshout to have our attorney present at the next meeting on March 24, 2009, regarding this flood map. It was stated that a possible survey regarding the current property owners within the SFHA's be sent to obtain their opinion.

Fisher Moved to continue discussion at the March 24, 2009 meeting regarding the FEMA SFHA, Nelson seconded. Motion passed unanimously.

13. Next Meeting

Nelson and Tuch stated they will be absent at the March 24, 2009 meeting.
March 24, 2009 at 6:00 P.M.

14. Adjourn

Fisher Moved to adjourn at 7:10pm, Anderson and Tuch seconded. Motion passed unanimously.

Recorded by:

Kelly A. Popp

Deputy clerk-Treasurer

Administrative Assistant