

Plan Commission Special Meeting Minutes
Tuesday, December 14, 2010 at 6:00 p.m.
Paul J. Bertschinger Community Center
7860 Hwy 42, Egg Harbor, Wisconsin

Present: Chair-Chris Anderson, Kathy Mand Beck, Gail Hill, Bill Cammack, Lou Nyberg, Emily Pitchford, Josh Van Lieshout-Village Administrator

Also Present: George Bisbee, Lawrence Majewski, Rebecca Majewski, Chris McClellan- Meadow Ridge Developer, Marc Isaksen-Isaksen Architects, LLC

Anderson opened the Public Hearing at 6 pm on Conditional Use Permit regarding Lawrence and Rebecca Majewski in regards to the conditional Use approval for a restaurant facility at 7829 Hwy 42 in the Village of Egg Harbor, on Tax Parcel 118 26-0001, commonly known as Harbor Landing, asking all present public parties for any comments. No comments were made from the public. Anderson closed the public hearing and asked to move into the Plan Commission Meeting.

1. Call Meeting to Order

Chair, Anderson called the meeting to order at 6:05 p.m.

2. Pledge of Allegiance

3. Approval of the Agenda

Beck moved to approve the agenda as is presented, Cammack seconded. Motion carried.

4. Approval of Plan Commission Meeting Minutes for October 26, 2010.

Pitchford moved to approve the Plan Commission Meeting Minutes for October 26, 2010, Beck seconded. Motion carried.

5. Open Session (limited to 10 minutes)

- Beck inquired on the Tuch situation. Van Lieshout reported that the Village Board discussed the Tuch claims and they are working with the municipal attorney to resolve the issues. The Village Board is waiting for the attorney's statement.
- An inquiry was made on the noise decibel level in the Village. Van Lieshout stated last summer, during three separate investigations, they were all in compliance with the code. He explained that it is required to measure at the property line and the method of measuring the decibels and the regulations within the Village. He stated everyone has been in compliance with being under the decibel allowance within the Village.

6. Conditional Use Application for a restaurant at property owned by Back Enterprises LLC for located at 7829 STH 42, Egg Harbor Wisconsin. The property is commonly known as Harbor Landing

The conditional use application for a restaurant at the property owned by Back Enterprises, LLC located at 7829 STH 42, Egg Harbor, Wisconsin, commonly known as Harbor Landing was discussed.

- Anderson addressed Majewski's for comment. Larry Majewski and Rebecca Majewski introduced themselves and spoke on the proposed restaurant property. They explained that the property would be used for a restaurant including small plates for sharing, opening from May through October.
- Anderson asked Van Lieshout to comment. Van Lieshout commented by saying a similar conditional use permit was taken out in 2003. It is now expired and therefore, a new Conditional Use permit will need to be taken out. He referred to the 2003 Conditional Use Permit. These prior conditions were reviewed and discussed by the commissioners. They discussed the conditions of parking, number of seats allowed in the facility and number of spaces per employee(s). Currently, there are 12 parking spaces, allowing 44 seats at the facility.
- Bisbee commented that the Majewski's are currently looking at sharing parking through a lease agreement with another area business.
- Commissioners discussed the occupancy limits. Bisbee stated the Fire Department reported an allowance of up to 50 seats per the occupancy limits of the building. A brief discussion on the business sign took place. Van Lieshout stated that a sign permit would need to be taken out and reviewed before Plan Commission with regards to the newly adopted sign ordinance.

- Plan Commission briefly discussed the property use with residential space of 1,000 square feet on the second floor. Commissioners conversed about compliance with the ordinance on square footage and parking if used as a partial residence.
- Anderson opened discussion to the Public for comment. No comments from the public were made.

Anderson moved to approve the conditional use application for a restaurant at the property owned by Back Enterprises LLC located at 7829 STH 42, Egg Harbor, Wisconsin, property commonly known as Harbor Landing, Cammack seconded. Motion carried unanimously.

7. Meadow Ridge Development

McClellan distributed a handout regarding the meadow ridge development. Van Lieshout stated Meadow Ridge would be an expansion to the current development. The Village annexed this development without an agreement. He stated they would like to make some changes to some of the buildings. The development will continue as timeshares.

- Isaksen discussed the footprint on the site plan. There are currently only 4 units per building. They would like to go from a 4 unit building to a 14 unit building with more economical units rather than luxury units. The current market necessitates the need for more economic units. They would increase the green area and there would build fewer roads built. He stated that currently built buildings are A, F, G, J, and M, plus the pool building and a temporary building. Isaksen stated that buildings I, K, L, and N, would be the next buildings to be developed.
- Plan commission discussed briefly the impact on sewer and traffic, access roads and the minimum requirements of floor square footage. Commissioners discussed the completion of the improvements and access points first before the continuation of the development, timelines before each phase completion, and density considerations.
- McClellan asked for the expectation of completion on the access development roads. Van Lieshout stated that the road should go in with the next phase of the development. Van Lieshout stated an agreement would have to be entered into with the Village. After research, any prior documents for the development were requested by Plan Commissioners.
- Anderson thanked both Isaacson and McClellan for coming.

8. Report on the recently adopted sign ordinance

Van Lieshout reported on the recently adopted sign ordinance. He gave a brief update on compliance. He has taken some compliance issue on regarding sandwich boards. No new sign permits have come in to exercise the newly adopted code at this time.

9. Next Meeting

The next meeting time was scheduled for Tuesday, January 25, 2011 at 6:00 p.m. at the Paul J. Bertschinger Community Center, Egg Harbor in the large meeting room.

The January 25, 2011 Plan Commission meeting was cancelled.

10. Adjourn

Cammack moved to adjourn the meeting at 7:48 p.m., Beck seconded. Motion carried.

Reported by,
Deputy Clerk-Treasurer/Administrative Assistant