

Village of Egg Harbor
Plan Commission Meeting Minutes
Tuesday, April 23, 2013 at 5:15 p.m.
Paul J Bertschinger Community Center
7860 State Hwy 42, Egg Harbor, Wisconsin

PUBLIC HEARING

Conditional use permit application from Jeremy Benton, Ablue Gifts for approval of food handling retail shop (prepackaged items) in the retail facility located at facility at 7828 STH 42, Units 1E and 1F (Main Street Shops) in the Village of Egg Harbor, on Tax Parcels 118080005 and 118080006.

Mrs. Scherer commented on the lengthy process for someone wishing to sell prepackaged foods. No other testimony was given.

1. Call Meeting to Order

Smith called the meeting to order at 5:16 p.m. Those in attendance were: Joe Smith, Gail Hill, Emily Pitchford, John Heller, Kathy Mand Beck, Carol Ballje, Lou Nyberg, Josh Van Lieshout, and Michelle Anderson

2. Open Session (limited to 10 minutes)

Mand Beck spoke regarding the loud engine breaking of dump trucks past her shop on Hwy 42. Van Lieshout will look into signs for trucks to not use engine breaking. Compression break ordinances are local ordinances and the county will not enforce a local ordinance.

3. Approve agenda

Motion made by Mand Beck to approve the agenda as presented, second by Ballje, motion carried.

4. Approve minutes of March 26, 2013 meeting

Motion to approve the March 26, 2013 meeting minutes as presented by Mand Beck, Nyberg second, motion carried.

5. Conditional Use Permit

a. Jeremy Benton, Ablue Gifts

Mr. Benton was at our last plan commission meeting to explain his intentions to sell a variety of items including prepackaged foods. The Commission discussed the application. Smith moved to approve the conditional use permit for Ablue Gifts, Pitchford second, motion carried.

6. Other zoning matters

a. Tom and Kathy Batchos, Chocolate Chicken

First hearing of Batchos conditional use permit. Parking or no retail might be the only conditions placed on this permit. Harbor View Grill is improving the shared restrooms for the building.

b. Landmark Real estate and Development, multi occupant development

First hearing of the Landmark Real Estate and Development conditional use permit. Van Lieshout explained the long standing need for obtainable housing in the Village of Egg Harbor and Keith Garot has been interested in pursuing this need here. He is looking at building a coach house garage, with units on top, in addition to the eight-plex. Storm water management and any required off street parking will have to be laid out yet. Each unit will have an efficiency kitchen and two bedrooms for about \$700 per month for rent. Smith requested that letters be sent out to property owners within 300 feet. Commission feels this will set a precedence moving forward and it's a great idea and a huge need for it.

7. Ordinance 152.044 and 152.045, conditional use requirements for food handling businesses

Smith spoke about the wide net that this ordinance casts and feels the definition should be fine-tuned. Van Lieshout described the current process of who has to obtain a conditional

use permit and what the process all entails. Van Lieshout will clean up the restaurant definition with statutory definition for department of agriculture and food handling and bring it to the next meeting.

8. Code Violations

a. Mathew House

Matthew House is still in violation and Van Lieshout will issue a citation.

b. Bentley

Bentley is in process. Luke is moving back to Egg Harbor per his attorney.

c. Rosenberg

Hearing date is set for middle of May.

d. Hornbeck

Letter was sent and will need to follow up on.

9. Park Planning

Parks and Public works department has been heading up park planning at Beach Park and Harbor View Park.

10. Next Meeting

Next meeting will be May 28, 2013 6:00 p.m.

11. Adjourn

Motion made by Mand Beck at 6:14 p.m., second by Pitchford, motion carried.