

**Village of Egg
Harbor
Plan Commission Meeting Minutes
December 8th, 2016 at 12:00 p.m.
Paul J Bertschinger Community
Center
7860 State Hwy 42, Egg Harbor,
Wisconsin**

1. Call Meeting to Order

Smith called the meeting to order at 12:00 p.m. Those in attendance were Joe Smith, Gail Hill, Emily Pitchford, Cambria Mueller, Mary Anne Scherer, Ryan Heise, and Megan Vandermause. Also in attendance in the audience were Lisa Van Laanen and Brett Guilette.

2. Approve agenda

Scherer moved to approve the agenda, second by Hill, motion carried.

3. Pledge of Allegiance

4. Approve minutes of September 27th, 2016

Smith moved to approve the minutes of September 27th, 2016, second by Mueller, motion carried.

5. Open Session (limited to 10 minutes)

- Van Laanen stated that there are not many commercial district spaces left in the Village, and asked if there was a way for the Plan Commission to ensure that a house will not be built in a commercial space.
- Van Laanen pointed out that commercial property generates income.
- Van Laanen stated that she would like the Planning Commission to get ahead of this.
- Pitchford asked if there is a business as part of the new house that was built on the north end of the village on the highway, and Van Laanen mentioned that there are spaces in the house that will be used for AirBnb.
- Pitchford stated that business licenses for AirBnb need to be looked into.
- Guilette stated that there is an issue with a home that is built too close to the high water mark, and the property owner wants to remove what they have and rebuild.
- Guilette stated that he spoke with Mariah Good with the county and she stated that the county allows homes to be built within the same footprint.
- Pitchford asked which house it is, and Guilette stated that the house is on East Shore Dr.
- Guilette stated that this home may have been built prior to a zoning ordinance and Pitchford confirmed that the house was built prior to the zoning ordinance.
- Mariah Good stated that NR117 which requires that the building can be rebuilt in it's originally footprint pertains to counties and not to Villages. The Village's ordinance only allows homes to be built in the same footprint if it is destroyed by a natural disaster.
- Guilette stated that Mariah Good suggested having the Village Attorney look into the issue.

6. Peterson CSM

- Smith stated that the Commission was provided with a CSM for the Peterson property.
- Scherer asked how all the lots will be accessed, and Smith stated that the CSM does provide an area were a road would be constructed.
- Pitchford confirmed that all the lots are conforming, and Vandermause confirmed that in the REC zoning district the minimum lot size is 20,000 sq. ft. so all the lots would be conforming.

Smith moved to recommend approval of the Peterson CSM to the Trustees, second by Scherer, motion carried.

7. Discussion of the outdoor storage of recreational vehicles

- Vandermause reviewed the outdoor storage issue that was brought up in a past Plan Commission meeting and offered a suggestion of allowing operable vehicle storage if it does not exceed 10 % of the lot area or ½ acre whichever is less unless approved by the Plan Commission.
- Vandermause stated that the Village does not currently have a definition of screening and offered a suggested definition.
- Pitchford pointed out property owners should be able to park recreational vehicles on their property.
- The Commission would like to review this issue again at their next meeting.
- Van Laanen asked if the trailer that is parked in her driveway is allowed and Smith stated that this is okay as of right now.
- Guilette stated that in one of the communities that he services there is outdoor storage allowed but the vehicle needs to be licensed and operable.
- Smith pointed out that the issue seems to be with more than one vehicle.
- Smith asked if the screening definition is included in the outdoor storage suggestion, and Vandermause stated that the Village does not currently have a definition of screening and this could be approved on its own.
- Smith asked how the Commission feels about the definition of screening, and Pitchford stated that she is okay with the definition as is.
- The Commission will present the definition of screening to the Village Board when the outdoor storage issue is decided.

8. Section 152.021 (C) Use Requirements, Conditional Uses of Chapter 152 Zoning

- Vandermause stated that after reviewing the Zoning Ordinance there is a section number that is referenced in Section 152.021 (C) is incorrect.
- The Commission reviewed the correction and supported making this correction.
- Vandermause stated that this issue came up when staff was researching the approved uses for the multi-use district.
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Pitchford moved to suggest the change of the section referenced in Section 152.01(C) to the Village Board, second by Scherer, motion carried.

9. Code Violations

- Mueller asked about the flashing open sign at Chief Oshkosh, and Vandermause will call the property owner again.

10. Next Meeting

The next meeting is to be determined.

11. Adjourn

Mueller moved to adjourn, second by Pitchford, motion carried.

DRAFT