

Village of Egg Harbor
Plan Commission Public Hearing Minutes
July 28th, 2020 at 6:00 p.m.

- Chair Joe Smith called the meeting to order at 6:00pm
- Commission Members Present: Joe Smith, Chair, Paula Cashin, Kathy Navis, Lou Nyberg, Emily Pitchford, Jim Vander Heiden, Jon Kolb.
- Village Staff: Ryan Heise, Jess Reinke, Tom Strong

PUBLIC HEARING: On the conditional use permit application filed by Leslee Perley. Said conditional use permit application pertains to property located at 4614 Harbor School Road (Units 1&2) in the Village of Egg Harbor, (Tax Parcel Number: 118-570001 and 118-570002) which is located in the Village's Commercial (C-1) Zoning District. Said application is required by Chapter 152 Zoning of the Village of Egg Harbor Municipal Code per section § 152.010 (D) *Unclassified or unspecified uses or structures*. An unclassified or unspecified use or structure, if dissimilar from other permissible uses or structures, may be permitted upon issuance of a conditional use permit in accordance with § 152.040 *et seq.*; **The applicant plans to open and operate an indoor golf simulator business on the property.**

- Chair Joe Smith opened the public hearing regarding the conditional use permit application filed by Leslee Perley at 6:02 PM.
- Joe Smith presented the information above regarding this conditional use permit application.
- Joe Smith swore in the Village Witness Ryan Heise
- Testimony Ryan Heise 6345 Hwy 57 Sturgeon Bay WI:
 - Ryan provided his findings of fact on this application and the Staff's review:
 - Fact: That an application for a Conditional Use Permit was filed by the Applicant with the Village on June 9, 2020 (the "Application") for that property located at 4614 Harbor School Rd Unit 1&2, Egg Harbor, WI 54209 more particularly described as parcel number 118-570001 and 118-570002.
 - Fact: That a Public Hearing regarding the application was duly noticed and published as a Class 2 Notice under Chapter 985, Wis. Stats., which notice was published in the Peninsula Pulse on July 17, 2020 and July 24, 2020 as appears on the Affidavit of Publication on file herein.
 - Fact: That the Property is currently zoned Commercial under and pursuant to § Sec.152.025 of the Village of Egg Harbor Municipal Code.
 - Staff's review:
 - Ryan provided an overview of the written review he provided to the commissioners. He finds this business in line with the comprehensive plan with no negative impact anticipated.
- Joe Smith swore in the Business owner Leslee Perley
- Leslee Perley – 7684 Heritage Meadows Road Egg Harbor, WI.
 - Leslee provided an overview of the 2 golf simulator business in the property listed in the application.
 - Joe Smith Questions: Do you plan to have a wine or Beer License? Major food service? How many of guests at a time? Do you have a plan for hours of operation?
 - Leslee Responses: Beer only. No food. 4 per simulator usually but there is room for 6. Hours of operation are under consideration.
 - Paula Cashin: Could you explain what a golf simulator is?
 - Leslee response: A golf simulator is a box that lets you play golf indoors. The ball hits a screen and drops to the floor.
 - Jon Kolb: Do you need special insurance?
 - Leslee: My insurance agent and company are defining that now. This falls under their general category of fitness. There is designated space that provides space between the player and the

other observers. My simulators are good sized. I'm hoping to open in September

- Hearing no other testimony, Chair Joe Smith closed the hearing at 6:15 PM.

PUBLIC HEARING: On the conditional use permit application filed by James Johnson. Said conditional use permit application pertains to property located at 7730 State Highway 42 in the Village of Egg Harbor, (Tax Parcel Number: 118-0125302612J) which is located in the Village's Commercial (C-1) Zoning District. Said application is required by Chapter 152 Zoning of the Village of Egg Harbor Municipal Code per section § 152.010 (C) Conditional Uses. A conditional use permit in accordance with § 152.040 et seq. shall be required if one or more of the following apply to the proposed development: 9) Restaurants. **The applicant plans to open and operate a restaurant and retail business on the property.**

- Chair Joe Smith called the meeting to order at 6:15pm regarding the conditional use permit application filed by James Johnson.
- Joe Smith swore in the Village Witness Ryan Heise
- Testimony Ryan Heise 6345 Hwy 57 Sturgeon Bay WI:
 - Ryan provided his findings of fact on this application and the Staff's review:
 - Fact: That an application for a Conditional Use Permit was filed by the Applicant with the Village on June 9, 2020 (the "Application") for that property located at 7730 HWY 42, Egg Harbor, WI 54209 more particularly described as parcel number 118 -01-25302612 J.
 - Fact: That a Public Hearing regarding the application was duly noticed and published as a Class 2 Notice under Chapter 985, Wis. Stats., which notice was published in the Peninsula Pulse on July 17, 2020 and July 24, 2020 as appears on the Affidavit of Publication on file herein.
 - Fact: That the Property is currently zoned Commercial under and pursuant to § Sec.152.025 of the Village of Egg Harbor Municipal Code.
 - Staff's review:
 - Ryan provided an overview of the written review he provided to the commissioners. He finds this business in line with the comprehensive plan with no negative impact anticipated.
 - Paula Cashin: Do you know how many parking spaces are required?
 - Ryan Heise: 5 would be need. Provided an overview of the parking available. We can take a closer look during deliberation.
- Joe Smith swore in the Business owner James Johnson (JJ)
- JJ provided an overview of his project as presented in the application. This is a casual location with limited seating that will include popcorn Gelato and coffee. This is not a full blown restaurant. Basically simple carry out.
- Joe Smith: Hours of operation? open year round? How many outdoor tables? Bistro tables?
- JJ: That is a good question. It depends highly on staffing availability. That is just the way it is right now. You aren't going to sell a lot of Gelato in the winter. Half a dozen outdoor bistro tables or so.
- Paula: If we have 4 people at 6 tables is 24 people. I'm concerned about parking.
- JJ: The 5 spots that I show on the example is conservative. There will be additional parking in the front and side.
- Jon Kolb: Is there parking on the street in that area?
- JJ: Yes. Across the street. I counted 6 today.
- Joe Smith: Where are you envisioning these tables will be located?
- JJ: In the back.
- Jon Kolb: I agree with Paula. I'm concerned about parking based on the number of tables and chairs.
- Emily: Do you know what the maximum number of parking spots is?
- JJ: You could add 3-4 more spaces in back or in the front.
- Jon Kolb: Didn't we require one barrel to tell us how many tables they were going to have? I would like to know the number of tables so we can consider the number of the tables to define the number of

parking spots as a condition of the approval.

- Paula Cashin: Will the garage doors open?
- JJ: One of the doors will open.
- Hearing no other testimony, Chair Joe Smith closed the hearing at 6:31.

PUBLIC HEARING: On the conditional use permit application filed by Amie Brey. Said conditional use permit application pertains to property located at 7750 West Shore Drive in the Village of Egg Harbor, (Tax Parcel Number: 118-351903A) which is located in the Village's Residential (R-1) Zoning District. Said application is required by Chapter 152 Zoning of the Village of Egg Harbor Municipal Code per section § 152.023 RESIDENTIAL DISTRICT, R-1 (B) Conditional Uses (1). Household occupation and professional home offices when incidental to residential use; **The applicant plans to operate a hair salon in the garage of the residence on the property.**

- Chair Joe Smith called the meeting to order at 6:15pm regarding the conditional use permit application filed by Amie Brey.
- Joe Smith swore in the Village Witness Ryan Heise
- Testimony Ryan Heise 6345 Hwy 57 Sturgeon Bay WI:
 - Ryan provided his findings of fact on this application and the Staff's review:
 - Fact: That an application for a Conditional Use Permit was filed by the Applicant with the Village on May 17, 2020 (the "Application") for that property located at 7750 West Shore Drive Egg Harbor, WI 54209 more particularly described as parcel number 118-351903A.
 - Fact: That a Public Hearing regarding the application was duly noticed and published as a Class 2 Notice under Chapter 985, Wis. Stats., which notice was published in the Peninsula Pulse on July 17, 2020 and July 24, 2020 as appears on the Affidavit of Publication on file herein.
 - Fact: That the Property is currently zoned Residential (R-1) under and pursuant to § Sec.152.023 of the Village of Egg Harbor Municipal Code.
 - Ryan provided an overview of the written review he provided to the commissioners, noting several items for consideration by the commission as conditions worth consideration during deliberation. Several residents expressed concerns to staff regarding the impact of this business operating in a residential area.
- Kathy Navis: What are the conditions under consideration?
- Ryan Heise: Some of the items discussed at the last meeting were no employees, parking in the driveway, no commercial signage, no retail. Those are some examples of the conditions that would be imposed.
- Kathy Navis: Does the person running the in home business need to live in the property?
- Joe Smith: Correct. The application needs to live in the home.
- Lou Nyberg: Have you looked into if a small operation like this would need to be inspected by the state?
- Ryan Heise: That is a good question. We have not looked into it.
- Emily Pitchford: I would think Amie will need to be licensed by the state.
- Joe Smith swore in the Village Witness Amie Brey
- Amie Brey Testimony: Amie Brey 7750 West Shore Drive Egg Harbor, WI
 - Amy provided an overview of her move to Egg Harbor. She is looking to open a small scale salon out of the garage on the proposed property. I will be the only one working there. I have parking in my driveway. I will have an entrance into the salon from my garage. Just me with a shampoo bowl and a chair. 1 customer at a time. No signage. I'm just looking to maintain the business I've already built to provide a safe environment for my clients and family.
- Public Testimony: Joe Smith swore in each of the following public witnesses
- Susie Hudspeth: 7728 East Shore Drive. I have concerns over the village allowing any kind of business to open and operate in a residential area zoned R-1. This is a private community where we look out for each other. There is a lot of pedestrian traffic in the area. There seems to be a large

amount of space in the village that is applicable for this type of business. I'm concerned that it's a precedent that will be set that if you allow one then others will follow. There is an increase in traffic in our area. I don't know if it's from this business and not. To me and to others in this area we're concerned it could grow into more. It's a precedent we don't want to start.

- Catherine King: 7765 West Shore Drive. My family has owned this property for 75 years. If we go down this slippery slope, If you go down this road it's very hard to go back. You are going to set a precedent in my opinion. Is it possible to find out if she owns this home? I looked it up to find that it is owned by an LLC. Allowing a precedent to open a business and bend the rules in a home that they are renting or do not own is problematic. My second issue is that I would assume the objective is to grow the business. Parking is a concern as the business grows. I am very concerned about the impact on the sewer system. Have you presented a business plan to the Village? If you are advertising will that be online? Is that going to increase traffic in our area? I believe it is. How are you going to dispense of the chemicals for waxing and coloring? I am concerned about our sewer system. To recap – if you issue a conditional use permit for a business in a residential area I can guarantee you that residents will stop coming. Thank you.
- Ann Harvey: 7765 West Shore Drive. I've been on the point for 56 years. I'm in agreement with Susie and Catherine. I don't know how I would feel if there was a wedding party getting their hair done at this location. I hope this is a seasonal business. I'm worried about the impact on the residential neighborhood by allowing a commercial business to operate in a residential neighborhood. Is this going to be operating completely in the garage? Will there be an inspection? To Ryan Heise – is this a part of the master plan? I'm all for supporting businesses for people who live here full time, but I would like to know if this is within the comprehensive plan. There should be a chorus of people stepping up to help a solid business owner like this to create a good opportunity here. We have to be more careful. This is really unusual.
- Dianne Bradley: 7752 East Shore Drive: I just want to echo some of the other things I have heard. My biggest concern is the slippery slope. I don't want to deprive this business from proceeding but I don't think it's fair to have other businesses open in the neighborhood. A BBQ in someone's garage? I'm worried about keeping the residential character. There is a difference being an architect and working from home and opening up a property to the public. Once you weaken the zoning laws you really don't have zoning laws anymore. It is a residential nuisance in my opinion. I believe this will have an impact on the property values and set a precedent.
- Terrance Johnson: 5541 Shady Lane. I know Amy she is a good neighbor. I worry about a chain reaction resulting in more businesses. I know here with 1 customer at a time, only Amie working and no signage, I have no problem with this business but I just worry about it spreading to more buildings. We have narrow streets with a lot of bike and walking traffic. We don't need more traffic. It does open the door for many more. I hope that Amy will open following guidelines.
- Joe Smith: TC I know you are a member of the utility committee. Are there concerns about hair?
- TC Johnson: I know there is a state requirement for the drains to trap the hair.
- Travis Anderson: 7756 West Shore Drive: I really just have a question for Ryan or the Village attorney's opinion: I understand Amie is trying to create a safe environment. Is there a time limit involved in the conditions? I clearly see this in part being a result of the current pandemic as this is a very unprecedented time.
- Joe Smith: For this permit we can't put a time limit on it. As long as the business is operating.
- Kathy Navis: With the cost of building out a salon, I don't think this would be a short stay in the garage.
- Chair Joe Smith closed the hearing at 7:06

Village of Egg Harbor
Planning Commission Regular Meeting
July 28th, 2020 at 6:00 p.m.

Minutes

1. Call Meeting to Order
 - Smith called the meeting to order at 7:07pm.
 - Commissioners present: Joe Smith, Kathy Navis, Emily Pitchford, Jon Kolb, Paula Cashin, Lou Nyberg and Jim Vander Heiden.
 - Village Staff Present: Reinke, Heise, Strong
2. Approve agenda
3. **Paula Cashin moved to approve the agenda. Seconded by Jon Kolb. Motion unanimously carried.**
4. Pledge of Allegiance
5. Approve June 23, June 30 and July 7, 2020 meeting minutes
 - Emily Pitchford: I just have 1 thing on the June 30 meeting. 6 bullet points down, Review SDD paperwork development paperwork filed by Michael Schwantes. Under that 3 down it talks about parking spaces 1 space over on lot 2 and 1 space over on lot 1.
 - Joe Smith: It should be 1 space over on 1 lot, 1 space under on the other.
 - Emily Pitchford: 9 bullet points down we're 1 spot over on stone building, 1 over on lot 2. (Make that correction)
 - **Joe Smith moved to approve the June 23, June 30 and July 7, 2020 minutes as corrected. Seconded by Paula Cashin. Motion unanimously carried.**
6. Open Session (limited to 10 minutes)
 - Kevin Egan 7682 Center Circle Drive. Provided comments regarding the use of a dumpster at 7683 Center Circle being used for a commercial operation as a resort operations center for employees who do not reside here. The village's initial response to both these activities is that there is no ordinance against this. This is incorrect. Zoning ordinance 152.023 (B) clearly states that conditional use of a home office is permitted when incidental to the home use. This is in violation of the zoning ordinances. It is unprecedented. The village should review and clarify this policy. Further incursions of commercial operations in residential areas will negative consequences for peace and tranquility and possibly on property values. I'm not getting anywhere with the Village.
 - Joe Smith: Thank you Mr. Egan. This is the first we've heard about this. We did get your letter. We will look into this. Ryan did you have any contact with Mr. Egan or the property owner on this matter?
 - Ryan Heise: I did hear from Mr. Egan. There is nothing in our ordinances that prevents a dumpster in an R1 zoning. If anyone else can find it please let me know. I shared the concerns with the family. The second item had a mis communication. I thought he was asking about the short term rentals, not about using this property as an office. This is something we will look into.
 - Kevin Egan: My concern is that this is generating traffic supporting 12 STR's. People clean and pickup from the 12 rental houses and deposit it in the point beach dump sight. Then they have a big truck come a couple of times a week. It's a traffic issue. It smells. I don't understand why the village would allow this.
 - Jon Kolb: Do we have a regulation that you have to have a fence built around a dumpster?
 - Ryan Heise: That was my initial request. I can not find a regulation that requires it. As a commission when you review new projects you do make it a requirement as a conditional use. I ran into this once for a large short term rental on Mariner road. I requested that they move the dumpster off the road and screen it. They did comply.
 - Kevin Egan: Was that used for garbage collection?
 - Ryan Heise: Yes it was for short term rentals.
7. Deliberation and possible action on the conditional use permit application filed by Leslee Perley
 - Joe Smith: We talked about the golf simulator business. In our packet we have the findings of fact and conclusion of law. Any thoughts on the conditions that we need to impose on this property,.
 - Emily Pitchford: She is not applying for a restaurant at this point?

- Leslee Perley: Light snacks – peanuts, chips. Possibly hotdogs down the line but that isn't even in the business plan at this point.
- Joe Smith: Retail food establishment license is different than a restaurant. It's slinging hotdogs. I don't think a blanket restriction would do her service. I would suggest that the property not operate under a Wisconsin restaurant license.
- Emily Pitchford. I think that's fair.
- Joe Smith: Do we want to speak to hours of operation? This doesn't seem like a business that would go into the wee hours of the morning.
- Kathy Navis: Does anyone leave near there? Is there a lot of noise involved?
- Joe Smith: Yes there are several who live near by but there isn't a lot of noise. It is all indoors.
- Jon Kolb: I would be slightly concerned that if there are 4-6 per simulator x 2 rooms, 7 parking spaces?
- Leslee Perley: We're looking to repave the parking lot. We talked to the engineer about adding parking spaces. Families would drive together. For leagues we would encourage carpooling. The spaces that I have now that fall under regulation it isn't out of the question to assume the golfers will travel 2 by 2. That would be if I had a full house with both simulators going.
- Jon K: Are you looking to have golf leagues in the winter?
- Leslee Perley: Yes – I am looking forward to having golf leagues.
- Jon K: Any other evening businesses in that building?
- Leslee Perley: No. JAR builders is in there and operates only in the day. He has offered his additional spaces for the evening.
- Ryan Heise: Chair Smith, Do you want to vote the conditions individually? I'm going to add these in to what will be the final document as we move along.
- **Joe Smith moves to place a condition that the owner does not operate under a restaurant licensed by the state of Wisconsin. Jon Kolb second the motion. Motion unanimously carried.**
- **Joe Smith moved to require the property provide no less than 7 off street parking spots. Paula Cashin second. Motion unanimously carried.**
- **Joe Smith moved to approve the conditional use permit application filed by Leslee Perley for the property located at 4614 Harbor School Road with the 2 noted conditions. Emily Pitchford Second. Motion unanimously approved.**

8. Deliberation and possible action on the conditional use permit application filed by James Johnson

- Joe Smith: Let's talk about possible conditions. We have the concern about parking spaces. I get it but I also get the other side of it where this is a walk up to a coffee shop/ice cream stand and is not a full service restaurant.
- Lou Nyberg: The parking is going to be strung all over the village.
- Joe Smith: They will be similar Grumpy's and Chocolate Chicken in that people are likely to eat their main meal elsewhere then walk their other location. I'm not as concerned as I would be if someone is opening another shipwrecked or one barrell.
- Kathy Navis: He did say they are going to serve pizza. If you are going to have pizza you are going to sit down and eat there. You are going to have beer?
- JJ: Beer and Wine.
- Paula Cashin: I would really like to know ahead of time how many tables so we can come up an appropriate parking plan for the number of tables. I'm thrilled that you're coming to the village.
- JJ: I am about a block and a half from a big village parking lot.
- Kathy Navis: As a business you are required to put in parking to put in the required parking spaces or accommodate in some other way.
- Joe Smith: We came up with that parking in lieu of stuff. We talked about it at the Village board but we haven't adopted that yet. As of today JJ can still count off street parking. Ryan did I state anything incorrectly?
- Ryan: That is accurate. Parking has been discussed at length. A fee in lieu of is there. I heard someone suggest that one of the conditions needs to be that he needs to meet the parking ordinance that is in place which makes sense to me.
- Jon Kolb: This is like a double delights where she had just a couple really small tables.
- JJ: I might have a couple of small tables inside.
- Paula Cashin: On his application it said number of tables inside, question mark. Number of tables outside, question mark.

- Jon Kolb: If you want to commit to a number of tables inside and outside.
 - Joe Smith: Does anyone have any concern with including a condition that the property needs to abide by the current parking requirements in the even that the ordinance changes?
 - Kathy Navis: Can we just say before getting an occupancy permit, this property needs to meet parking requirements?
 - Jon Kolb: When I look at the application, I didn't like the question marks in one of the fields.
 - JJ: Its like an artist working on a painting. You don't know until you're done what it's exactly going to look like. Until I put in the equipment it's hard to say if I have room for 4 or 6 tables. I'm an honest guy and I don't know.
 - Paula Cashin: Does anyone have any concerns with his application meeting the parking permits that are current today?
 - JJ: If you have a family of 4 come in for gelato, it isn't like they are taking up that space for a long time.
 - Emily Pitchford: It says in the packet there are 5 parking spaces. Why don't we just put that in as the condition. Let's say it has to be 5.
 - **Joe Smith moves to place a condition on this application that prior to opening the business be in full compliance with the current parking code with a minimum of 5 designated off street parking spaces on the property. Kathy Navis Second. Motion unanimously carried.**
 - **Joe Smith moves that any garbage and recycling receptacles on the premise will need to be screened. Second by Kathy Navis. Motion unanimously carried.**
 - **Joe Smith moves to approve the conditional use application filed by James Johnson with the two conditions previously voted on. second by Kathy Navis. Motion unanimously carried.**
9. Deliberation and possible action on the conditional use permit application filed by Amie Brey
- Joe Smith: We did hear some testimony on this matter. The substantial evidenced with most of the testimony was not there.
 - Paula Cashin: Do they need to own the property.
 - Joe Smith: It doesn't matter. There is a difference between being a resident and a property owner.
 - Amie Brey: We do not own it but we are renting to own it. My mom owns a property under an LLC. We live here year round and have been here since November. The home has been in our family since the 1930's
 - Paula Cashin: What was the exact wording of the ordinance that allows a home business in a residential district?
 - Tom Strong: It is right in the packet on page 1 in the description of the application.
 - Jon Kolb: What I'm reading in 152.023 there is also a description of a home office.
 - Ryan Heise: We reviewed this with the Village Attorney. In his opinion this is an acceptable use based on our ordinances.
 - Joe Smith: This is not a variance she is trying to get. Conditional uses are always permitted but with further conditions. I think one of the conditions should be that there are no employees other than herself. Discussion?
 - Kathy Navis: In a setting of a salon many are independent contractors, so I don't think that is sufficient to prevent another stylist from operating in this space.
 - **Joe Smith: I move that the only person that is allowed to work at this property is the business owner, Amie Brey. Second by Kathy Navis. Motion unanimously carried.**
 - Jon Kolb: I want to back up. We did hear testimony about this being a residential neighborhood. We already have short term rentals. Now we're going to have a beauty salon in our residential neighborhood.
 - Joe Smith and several others: It is a permitted use.
 - Jon Kolb: Why? What if we want to change that ordinance? A residential neighborhood should be a residential neighborhood. I am going to pursue this with the board to change the ordinance. Amie I hope you have success. I think there are places in our town and this doesn't need to be in a residential area.
 - Kathy Navis: What are you going to stay to the Engineer that wants to put their office in their home?
 - Jon Kolb: That engineer is going to work in his office and won't have customer traffic.
 - Kathy Navis: He or she very well could have customers come to his office.
 - Lou Nyberg: I think changing the ordinance is the trick. I think putting conditions on this one need to be thought out well. I agree with the gentleman who said there are going to be a lot of changes in the way business operates. We need to put conditions in place that protect that issue. We need to condition this so we can stop that kind of thing. We've heard the slippery slope argument from 3 people and I agree. I

have 2 relatives that work out of their houses. That will be legitimate because they don't have people coming in. I think we need to think through our conditions out well.

- Jon Kolb: Why do we even have an R-1 then?
- Paula Cashin: My next door neighbor is an artist. He has people coming in to look at his artwork and selling it and this is in R-1.
- Jon Kolb: We're not protecting our residential neighborhoods as residential.
- Paula Cashin: It's been around for a long time. Someone bakes cookies or is an artist.
- Lou Nyberg: I ran my company out of my home office but I didn't have any customer traffic.
- Kathy Navis: I think we should concentrate on this application then worry about the ordinance update. This is a huge thing.
- Jon Kolb: That doesn't mean we should allow businesses to operate in a residential neighborhood. We are now changing the residential vibe by having a hair salon in our neighborhood. Are you going to change it again by allowing other businesses?
- **Joe Smith moves that one space be available in the driver for the client and no parking on the street. Second by Paula.**
 - Jon Kolb: I see your driveway is frequently full. Where is the car going to park?
 - Amie Brey: We are selling one car and my fiancé is usually not at home during the day. Mine will be inside the garage. Customers will only be in the driveway and one car and time. There will be no off street parking.
 - Kathy Navis: Should we limit the number of cars at a time? Amie, are you going to do weddings?
 - Amie Brey: No. If I would I would go off site. I haven't done weddings in hears. I'm really just trying to serve my existing client base. I'm not looking to build my client base. I'm not looking to disrupt the neighborhood. I get the concerns that have been expressed. I'm just looking for an opportunity that works better for my family. I'm not looking to cause any commotion for my neighbors. I welcome anyone who has concerns.
 - Lou Nyberg: Amie, I don't think that anyone is questioning your personality Amy. We need to protect our neighborhoods.
 - Kathy Navis: Does that mean that only 1 car is allowed at a time?
 - Amie Brey: There is room for 5 vehicles in our driveway. There will be no parking on the street. I can guarantee that.
- **Motion unanimously carried.**
- Amie: Hours will be 9-5 or 10-6 with an occasional Saturday or evening customer. No more than 6 people per day. I have the 30 minute window to space out between clients.
- **Joe Smith moves that the hours of operations be from 9 AM – 8 PM Mon – Sat. Lou Nyberg Second.**
 - Kathy Navis: Does it need to be 8:00 PM?
 - Joe Smith: Some people can't get there during normal business hours. I can see that.
- **Motion unanimously carried.**
- **Joe Smith makes a motion that Amie Brey needs to be licensed by the state of Wisconsin and the Village of Egg Harbor. Second by Lou Nyberg. Motion unanimously carried.**
- **Joe Smith moves that there is no signage that indicates there is a business located at this property. Second by Paula Cashin. Motion unanimously carried.**
- Joe Smith: Other thoughts on conditions? The biggest concern that came across that if there is one, there will be more.
- Jim Vander Heiden: Just one question regarding the points of view in the public testimony. We have to acknowledge that times have changed. 2 years ago it might feel different. Are you sure we can't put a time frame on this? Other communities are adding outside dining or example for the current condition. I just want to understand if we can add some time frame.
- Emily Pitchford: This business is a permitted use.
- Joe Smith: A few months ago that we would allow variances for the restaurants during the pandemic. We could explore something similar for a pandemic home business that would not need to go through this approval process. That would fall off after a year and would address your concern without
- Emily Pitchford: We really put a lot of conditions on this that will help the neighborhood accept this.
- Amie Brey: My goal is to not have anyone even know I'm hear.
- Jon Kolb: Someone mentioned no retail?

- Amie Brey: Correct. No retail. If a client wants something, I can order it and provide it at the next appointment. I'm not going to have walk in retail. I just want to do what I like doing in a safe environment.
 - **Joe Smith moves that the we approve the conditional use permit filed by Amie Brey with the 5 conditions previously approved. Emily Pitchford second. Smith, Pitchford, Navis, Cashin, Nyberg Aye. Jon Kolb Nay. Jim Vander Heiden abstained. Motion carried 5 Aye, 1 Nay, 1 Abstained.**
10. Building and zoning report
 - Nothing to report.
 11. Code Violations
 - Nothing to report.
 12. Open Session (limited to 10 minutes)
 - Jon Kolb: Who would be responsible for a no parking sign by the beach?
 - Joe Smith: Parks and Public Works – Lisa Van Laanen.
 13. Next Meeting
 - August 4th. 6:00 PM
 14. Adjourn
 - Meeting Adjourned at 8:18 PM.