



Planning Commission Meeting
Thursday April 09th, 2015 @ 6:00 PM

Bill Antti-Chairman

Eric Boxer-Village Trustee
Dave Hinterberg (**Absent**)
Don Fort (**Absent**)

Christopher Police
Scott Popenhagen (**Absent**)
Patrick Sherman

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:00 PM
2. **Approval of Minutes:** **January 15th, 2015 Planning Commission Minutes**
On a Sherman/Police motion to approve the January 15th, 2015 Planning Commission Minutes, carried 4-0.
3. **Unfinished Business:** **None**
4. **New Business:**
 - a. **Discussion and possible approval of site plan for Richard Belmonte; owner, and Krzysztof Lenart; applicant dba Snow & Ice Management Services. Located on the following described property: Parcel #THBP00014, 140 Elizabeth Ln, M-1 Industrial District, Walworth County, Genoa City.**

Krzysztof Lenart described the plan for the property at 140 Elizabeth Ln. He would like to install a crushed asphalt drive to the back of the property for his truck traffic. Village Engineer Foss had 3 concerns: 1. Landscape Plan for screening. Mr. Lenart stated that he will be planting ten evergreens along property line for screening and an 8ft fence around property from back of the building. 2. Distance from edge of pavement to property line must be 6 feet minimum. Mr. Lenart stated no problem. 3. Storm water runoff shall flow west to existing system on Elizabeth Ln or to Hwy 12. Mr. Lenart stated that there are no plans to change the storm water drainage and it will remain the way it is. Sherman asked what kind of fence; Mr. Lenart stated that it would be a solid wood fence and will get a permit from the Building Inspector next week.

On a Sherman/Boxer motion to approve of site plan for Richard Belmonte; owner, and Krzysztof Lenart; applicant dba Snow & Ice Management Services. Located on the following described property: Parcel #THBP00014, 140 Elizabeth Ln, M-1 Industrial District contingent on Village Engineer and Public Works Superintendent Schiller's approval; carried 4-0.
 - b. **Discussion and possible approval and review for a sign reface of four existing signs, Red Dot Storage, Seth Bent; owner, and Parvin-Clauss Sign Co.; applicant. Located on the following described property: Parcel # THBP00020-23, 180 Elizabeth Ln, M-1 Industrial District (Wellhead Protection District), Walworth County, Genoa City.**

Sherman asked to table action on this agenda item because of several issues. Large sign on Hwy 12 is not in compliance according to ordinance. There is a question as to where it should be measured from and the ordinance should be looked into. He also questioned why a storage facility needs four large signs and color of the signs. He is questioning the cohesiveness to surroundings. Sherman would also like someone from the company to be here for discussion.

On a Sherman/Police motion to table action review for a sign reface of four existing signs, Red Dot Storage, Seth Bent; owner, and Parvin-Clauss Sign Co.; applicant. Located on the following described property: Parcel # THBP00020-23, 180 Elizabeth Ln, M-1 Industrial District (Wellhead Protection District); carried 4-0.

c. Discussion and possible approval of architectural and landscape reviews for Super Mix-Super Aggregates; Jack Pease, owner on Williams Road.

Jack Pease gave an up-date of his project and handed out site plans. Sherman asked how much of the building is in the Well-Head Protection Area. Pease stated that about 50% of the building is in the area. Sherman asked if changing oil in the trucks is going to be a problem; Pease stated that there are no floor drains in the building and everything will be surface clean-up and hauled away by dumpster which will be placed outside the well-head protection area. The parking lot for trucks is also concrete. Sherman asked about fuel site and Chairman Antti asked about containment of leaks. Pease stated that that is why they are asking for approval of above ground tanks to contain leaks. They will do everything possible to comply with state and local regulations. It all has to go through state approval. Engineer Foss had a comment in his letter about screening around the tanks. Pease stated that there will be large pines planted around the area for screening. Fire department was present and asked about hydrants. Fire Departments will use hydrants from Williams Road because they know the pressure and that there are no issues with them. Probably would not use hydrants on site. Chairman Antti asked about large trees dying near the retaining wall from too much water. Pease stated that there won't be enough water retained there to kill the trees and that it will take 20 years for those trees to die. On a Sherman/Boxer motion to approve of architectural and landscape reviews for Super Mix-Super Aggregates; Jack Pease, owner on Williams Road; carried 4-0.

Sherman/Police motion to adjourn at 6:30 PM; carried 4-0.

William Antti; Village President

Claudia L Jurewicz; Clerk/Treasurer