



**Planning Commission Meeting
Thursday October 13th, 2016 @ 6:30 PM**

Bill Antti-Chairman

Alan Cornue-Village Trustee
Christopher Police
Scott Popenhagen (Absent)

Patrick Sherman
Jerad Smith (Absent)
Sandy Williams

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:30 PM
2. **Approval of Minutes: September 8th, 2016 Planning Commission Minutes**
On a Sherman/Williams motion to approve the September 8th, 2016 Planning Commission Minutes, carried 5-0.
3. **Unfinished Business:** NONE
4. **New Business:**
 - a. **Public Hearing on a conditional use filed by Richard and Angela Huebner, Business and property owner. Proposed use of structure and/or site is to perform hair services on the following described property: 920 Bonnie Ln, TVGC00059L, R-1 Single Family Residential.**
A Sherman/Cornue motion to open the Public Hearing; carried 5-0. Angela Huebner, Business owner explained her business and moving her location. Diana Wells, Gregory St; asked about parking on the street. The owner explained that no one will be parking on the street; she has a very long driveway. No more comments were made. A Sherman/Police motion to close the Public Hearing; carried 5-0.
 - b. **Discussion and possible action on a conditional use filed by Richard and Angela Huebner, Business and property owner. Proposed use of structure and/or site is to perform hair services on the following described property: 920 Bonnie Ln, TVGC00059L, R-1 Single Family Residential.**
Sherman stated that he looked at the site and his concern was also the parking, but did notice the long driveway so he does not have an issue with the owners stating that there will be no one parking on the street. Police asked about signage; the owner stated that she would like to have a small sign by the mailbox. Zoning Administrator, Foss stated that it is permitted with a permit. He also stated that her business is permitted as a Home Occupation under our Ordinances under a Conditional Use.
A Sherman/Cornue motion to recommend a conditional use to the Village Board by voting in the negative to subparagraphs 1-4 and in the affirmative to subparagraphs 5-7 for a period of one year at which time they will need to review on a conditional use filed by Richard and Angela Huebner, business and property owner. Proposed use of structure and/or site is to perform hair services on the following described property: 920 Bonnie Ln, TVGC00059L, R-1 Single Family Residential; carried 5-0.
 - c. **Public Hearing on a conditional use filed by Elliot Taylor, Business and property owner. Proposed use of structure and/or site is for Auto Wholesale on the following described property: 315 Freeman St; TFR00022; B-1 General Business.**
A Sherman/Cornue motion to open the Public Hearing; carried 5-0. A representative of Mr. Taylor along with the property owner explained the wholesale business. It will be an office only selling auto's wholesale. No vehicles will be parked on the property; room for only one car. Office is located on alley side of the building. No more comments were made. A Sherman/Cornue motion to close the Public Hearing; carried 5-0.
 - d. **Discussion and possible action on a conditional use filed by Elliot Taylor, Business and property owner. Proposed use of structure and/or site is for Auto Wholesale on the following described property: 315 Freeman St; TFR00022; B-1 General Business.**
Zoning Administrator Foss commented that they are required to have a sign and that they are restricted for license dealer only. Parking adjacent to building needs to be cleaned up. Weeds need to be whipped. State forms will need to be satisfied and will have to put up a bond with the state. Elliot stated that he currently owns the property and knows he has to comply with all state rules and regulations.

A Sherman/Cornue motion to recommend a conditional use to the Village Board by voting in the negative to subparagraphs 1-4 and in the affirmative to subparagraphs 5-7 for a period of one year at which time they will need to review on a conditional use filed by Elliot Taylor, business and property owner. Proposed use of structure and/or site is for Auto Wholesale on the following described property: 315 Freeman St; TFR00022; B-1 General Business; carried 5-0.

e. Discussion and possible action regarding a CSM filed by George Torrez, Robert Rak, Winfried Wratschko, and George Shutte property owners in Workmen's Benefit Fund Recreation Society for property located at 1201 County Rd H Units A8, C10, A20 and C37 respectively.

George Torrez spoke concerning CSM presented. Village Engineer Foss spoke on the history of this development and that the Board approved last month to allow the WBF to use the CSM Method to parcel their properties to make them more desirable for purchase. The paperwork that was submitted for this meeting are Platt of Survey's not CSM's. He also stated that the easement for the road is not complete and has to be platted for all the roads not just the roads that these parcels will be on. The Platt currently shows only a partial easement. Torrez stated that is being done this fall. What is being presented is only preliminary to find out what they need to go forward. Engineer would need to review each CSM to make sure they touch the easement. WBF stated that the surveyor is still working on the rest of the roads, then they will bring the full CSM for each parcel. Sherman asked about the private roads and who will be maintaining them. WBF stated that the camp is still liable for maintenance of the roads.

A Sherman/Cornue motion to table until proper paperwork; a CSM with full easement is presented; carried 5-0.

f. Discussion and possible approval of a Conditional Use renewal for David Laurine dba Genoa City Travel Center located at 229 South Road.

Business owner, David Laurine gave an update on the construction of the Travel Center. The Architect has signed off with the state on the final. The pumps will be installed in three to four weeks and hopefully opening the Center in three months. He wants to take time with personnel to make sure he hires good people. Coolers are in place. He also made the parking lot larger for the truck traffic, so that put a delay on the project also. He wants to make this a destination place not just another gas station. Sherman asked Village Attorney, Gray if a conditional use stays with the land or the owner; she stated that the use stays with the land.

A Sherman/Police motion to renew the conditional use for David Laurine dba Genoa City Travel Center located at 229 South Road; carried 5-0.

Sherman/Police motion to adjourn at 7:07 PM; carried 5-0.

William Antti; Plan Commission Chair

Claudia L Jurewicz; Clerk/Treasurer