



**Planning Commission Meeting**  
**Thursday November 10th, 2016 @ 6:30 PM**

Bill Antti-Chairman

Alan Cornue-Village Trustee  
Christopher Police  
Scott Popenhagen

Patrick Sherman  
Jerad Smith  
Sandy Williams- Late 6:35

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:30 PM
2. **Approval of Minutes: October 13th, 2016 Planning Commission Minutes**  
On a Sherman/Police motion to approve the October 13th, 2016 Planning Commission Minutes, carried 6-0.
3. **Unfinished Business:** NONE
4. **New Business:**
  - a. **Public Hearing request on a rezone from B-1 (General Business District) to B-2 (Highway Business District) has been submitted by Matthew Pieper, dba: 2020 Storage LLC owner of the following described property: PARCEL #TVGC00044; 406 Platt St, Walworth County, Genoa City.**  
A Sherman/Popenhagen motion to open the Public Hearing on a rezone from B-1 (General Business District) to B-2 (Highway Business District) has been submitted by Matthew Pieper, dba: 2020 Storage LLC owner of the following described property: PARCEL #TVGC00044; 406 Platt St; carried 6-0. Owner Matthew Pieper spoke regarding outside storage on the property. Boats, RVs, a few cars, but not a lot of traffic. Storage would be annually. Eric Thornburgh neighbor, asked about more structures. Matthew stated there would be no more building. The neighbors had no other complaints except for ATV traffic in the past with previous owner. They would like to see no junk on the property. A Sherman/Police motion to close the Public Hearing; carried 7-0. (Board member Williams arrived during the Hearing)
  - b. **Discussion and possible action on a rezone from B-1 (General Business District) to B-2 (Highway Business District) has been submitted by Matthew Pieper, dba: 2020 Storage LLC owner of the following described property: PARCEL #TVGC00044; 406 Platt St, Walworth County, Genoa City.**  
Some discussion about why B-2 Highway Business, not near the highway. Recommendation of the Zoning Administrator and may need to look into changing titles of Zones.  
On a Sherman/Popenhagen motion to approve the rezone from B-1 (General Business District) to B-2 (Highway Business District) has been submitted by Matthew Pieper, dba: 2020 Storage LLC owner of the following described property: PARCEL #TVGC00044; 406 Platt St, Walworth County, Genoa City; carried 7-0.
  - c. **Public Hearing on a conditional use filed by Matthew Pieper, 2020 Storage LLC, Business and property owner. Proposed use of structure and/or site is for outdoor storage, including boats, RV's and cars on the following described property: PARCEL #TVGC00044; 406 Platt St, Walworth County, Genoa City.**  
A Sherman/Police motion to open the Public Hearing on a conditional use filed by Matthew Pieper, 2020 Storage LLC, Business and property owner. Proposed use of structure and/or site is for outdoor storage, including boats, RVs and cars on the following described property: PARCEL #TVGC00044; 406 Platt St; carried 7-0. Owner Matthew Pieper spoke regarding the conditional use and that it would be a quiet activity. A resident asked about a one-year review from the Plan Commission. No more comments were made from the public. On a Sherman/Popenhagen motion to close the Public Hearing; carried 7-0.
  - d. **Discussion and possible action on a conditional use filed by Matthew Pieper, 2020 Storage LLC, Business and property owner. Proposed use of structure and/or site is for outdoor storage, including boats, RV's and cars on the following described property: PARCEL #TVGC00044; 406 Platt St, Walworth County, Genoa City.**

Member Sherman mentioned the one-year review is typical for the Plan Commission. He asked the owner how many boats, vehicles etc. there would be on the property? Owner didn't know yet because of size of the vehicles, boats etc. The owner stated that they would be in neat rows, not scattered all over the property. Sherman asked if he could park them 10 feet from the fence to keep weeds down. The owner stated that would not be a problem; also, that he would not be taking any trees down on the property. He will not be blacktopping the property; he is keeping the grass to keep dust down. There will be a locking gate. Hours of operation will be by appointment only and no late night activity. Is there an easement with the CoOp for the driveway? The owner will have to look into this. Advertising will be by word of mouth, no signage.

A Sherman/Police 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; follow the recommendations listed from the Village Zoning Administrator and storage will be parked 10 feet from fence on a conditional use filed by Matthew Pieper, 2020 Storage LLC, Business and property owner. Proposed use of structure and/or site is for outdoor storage, including boats, RVs and cars on the following described property: PARCEL #TVGC00044; 406 Platt St, Walworth County, Genoa City; carried 7-0.

**Sherman/Police motion to adjourn at 6:52 PM; carried 7-0.**

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William Antti; Plan Commission Chair

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Claudia L Jurewicz; Clerk/Treasurer