



**Planning Commission Meeting  
Thursday October 12th, 2017 @ 6:30 PM**

**Bill Antti-Chairman**

**Alan Cornue-Village Trustee**  
**Christopher Police (Absent)**

**Scott Popenhagen**  
**Patrick Sherman**

**Jerad Smith (Absent)**  
**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: September 14<sup>th</sup>, 2017 Planning Commission Minutes**  
On a Sherman/Cornue motion to approve the September 14th, 2017 Planning Commission Minutes, carried 4-0.

3. **Unfinished Business:**           **NONE**

4. **New Business:**

- a. **Public Hearing on a conditional use filed by Jonathan Pease, applicant to propose use of structure and/or site in detail for expansion of Super Truck Center & Rock Solid facilities for painting, automotive body repair, outside storage, and storage of machinery and equipment on the following described property: Williams Rd, TA429000003; ZONING: M-1, Industrial District.**

Sherman/Cornue motion to open the Public Hearing for a conditional use filed by Jonathan Pease, applicant to propose use of structure and/or site in detail for expansion of Super Truck Center & Rock Solid facilities for painting, automotive body repair, outside storage, and storage of machinery and equipment on the following described property: Williams Rd, TA429000003; ZONING: M-1, Industrial District; carried 4-0.

Jonathan Pease summarized his request for the new facility on Williams Road mirroring the current facility on Williams Road. Diana Wells, a resident on 40 Gregory St, commented that the Super Truck business has been good for the village and that their trucks stay off the side roads. No more comments were made.

A Sherman/Popenhagen motion to close the public hearing; carried 4-0.

- b. **Discussion and possible action on a conditional use filed by Jonathan Pease, applicant to propose use of structure and/or site in detail for expansion of Super Truck Center & Rock Solid facilities for painting, automotive body repair, outside storage, and storage of machinery and equipment on the following described property: Williams Rd, TA429000003; ZONING: M-1, Industrial District.**

Commission Member Sherman asked Pease about parking. Pease replied that parking would be the same as the current facility. Trucks would be parked along the back of the building and parking in front would be for private vehicles. The plans show 77 cars and 40 truck spots. More discussion ensued about outside storage and equipment in the yard at current site. Engineer Foss would like to have a list of outdoor storage and he also stated that more conditional uses would need to be approved for this site. Sherman also commented on Super Truck being an asset for the village. Commission Member Popenhagen asked questions about type of building for the storage. There will be more discussion when Pease comes back for site, architectural and landscape approval.

A Sherman/Williams motion to recommend to the Village Board with the recommendations and approvals made by the Village Engineer Foss by voting in the negative to subparagraphs 1-4 and in the affirmative to subparagraphs 5-7 on a conditional use filed by Jonathan Pease applicant, to propose use of structure and/or site in detail for expansion of Super Truck Center & Rock Solid facilities for painting, automotive body repair, outside storage, and storage of machinery and equipment on the

following described property: Williams Rd, TA429000003; ZONING: M-1, Industrial District; carried 5-0.

- c. Discussion and possible approval of the Site/Utility/Grading/Drainage & Erosion Control Plan filed by Jonathan Pease for the expansion of Super Truck Center & Rock Solid body shop, painting, parts, storage of material, equipment, trucks/vehicles.**

Village Engineer Foss summarized the plan for the expansion of Super Truck and Rock Solid. They will need permits from the DNR and erosion permits. They can start grading at their own risk but they may need to redo some grading later during construction.

A Sherman/Popenhagen motion to approve the Site/Utility/Grading/Drainage & Erosion Control Plan filed by Jonathan Pease for the expansion of Super Truck Center & Rock Solid for body shop, painting, parts, storage of material, equipment, trucks/vehicles contingent on final approval from Engineer Foss; carried 5-0.

**Sherman/Popenhagen motion to adjourn at 7:00 PM; carried 5-0.**

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William Antti; Plan Commission Chair

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Claudia L Jurewicz; Clerk/Treasurer