



**Planning Commission Meeting
Thursday October 8th, 2015 @ 6:00 PM**

Bill Antti-Chairman

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

Scott Popenhagen
Patrick Sherman
Jerad Smith

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:00 PM
2. **Approval of Minutes:** **September 10th, 2015 Planning Commission Minutes**
On a Fort/Smith motion to approve the September 10th, 2015 Planning Commission Minutes, carried 6-0.
3. **Unfinished Business:** **NONE**
4. **New Business:**
 - a. **Public Hearing on a conditional use filed by Krzysztof Lenart; dba: Snow & Ice Management Services, Inc.; Richard Belmont, property owner. Proposed use of structure and/or site in detail; for outside storage of road salt and above ground fuel tank, one for diesel and one for gasoline which may be permitted as a conditional use on the following described property: 140 Elizabeth Ln; THBP00014. Zoning: M-1 Industrial District.**

A Sherman/Popenhagen motion to open the Public Hearing for a conditional use filed by Krzysztof Lenart; dba: Snow & Ice Management Services, Inc.; Richard Belmont, property owner. Proposed use of structure and/or site in detail; for outside storage of road salt and above ground fuel tank, one for diesel and one for gasoline which may be permitted as a conditional use on the following described property: 140 Elizabeth Ln; THBP00014. Zoning: M-1 Industrial District; carried 6-0.

Krzysztof Lenart opened by reporting on the use of the property. He would like to put off installing the fuel tanks as of now. The pad for the salt storage will be 80x30 black-top with concrete walls. A tarp will cover approx. 500 tons of salt until next year when he will install a dome over the salt.

Commission member Cornue asked about size of fuel tanks and environmental implications. Mr. Lenart stated that the tanks will be double walled, explosion proof and will be state approved. There will be a spillage kit for spills. The total cost will be approx. \$22,000 so that is why he will be putting it off. No public comments.

Sherman/Fort motion to close the public hearing; carried 6-0.
 - b. **Discussion and possible recommendation on a conditional use filed by Krzysztof Lenart; dba: Snow & Ice Management Services, Inc.; Richard Belmont, property owner. Proposed use of structure and/or site in detail; for outside storage of road salt and above ground fuel tank, one for diesel and one for gasoline which may be permitted as a conditional use on the following described property: 140 Elizabeth Ln; THBP00014. Zoning: M-1 Industrial District.**

Engineer Brandon Foss made his comments and recommendations on the conditional use. Brandon and PW Superintendent Schiller met with Krzysztof about their concerns. The salt storage will be only for winter use; it will be empty in the summer. The Salt storage and the Fuel Tanks are both regulated by State Code. A set-back of five feet is recommended inside the solid wood fence. Schiller recommends spot inspections to protect the ground water. Concerning the fuel tank, Brandon talked with the building department and the tank installation is regulated by the State for permit and inspection. Commission member Sherman asked when the dome will installed. Mr. Lenart stated that it will be 100% complete in 2016 for the winter. Schiller asked how high the dome will be; Mr. Lenart stated that it will be approx. 20 ft.

On 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 on a Conditional Use Permit Application under 310-53 filed by Krzysztof Lenart; dba: Snow & Ice Management Services, Inc.; Richard Belmont, property owner. Proposed use of structure and/or site in detail; for outside storage of road salt and above ground fuel tank, one for diesel and one for gasoline which may be permitted as a conditional use on the following described property: 140 Elizabeth Ln; THBP00014. Zoning: M-1 Industrial District; with the conditions that the dome be completed in 2016 and with the recommendations by the Village Engineer and spot inspections by PW Superintendent Schiller be followed; carried 6-0.

Popenhagen/Sherman motion to adjourn at 6:18 PM; carried 6-0.

William Antti; Plan Commission Chairman

Claudia L Jurewicz; Clerk/Treasurer