



Planning Commission Meeting
Thursday August 11th, 2016 @ 6:30 PM

Bill Antti-Chairman

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

Patrick Sherman
Jerad Smith
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:** **June 9th, 2016 Planning Commission Minutes**
On a Sherman/Cornue motion to approve the June 9th, 2016 Planning Commission Minutes, carried 6-0.
3. **Unfinished Business:** **None**
4. **New Business:**
 - a. **Public Hearing request on a rezone from PUD (Planned Unit Development) to SFR (Single Family Residential) has been submitted to the Village of Genoa City by Horst Zicher, owner of the following described property: PARCEL #CSM4110 Lots 1-4 and #CSM4108 Lots 1-4, N. Carter St., Walworth County, Genoa City.**

Engineer Foss explained concerns about the CSM that was approved in September 2015 not being recorded yet by the owner. Recommendation is to make a motion to continue the public hearing to September when the recording of the CSM has been satisfied.

On a Sherman/Williams motion to open the Public Hearing on a rezone from PUD (Planned Unit Development) to SFR (Single Family Residential) that was submitted to the Village of Genoa City by Horst Zicher, owner of the following described property: PARCEL #CSM4110 Lots 1-4 and #CSM4108 Lots 1-4, N. Carter St., Walworth County, Genoa City; carried 6-0.

A Sherman/Police motion to continue the Public Hearing when the filing of the CSM to the County by Horst Zicher has been satisfied; carried 6-0.
 - b. **Discussion and possible action on a rezone from PUD (Planned Unit Development) to SFR (Single Family Residential) has been submitted to the Village of Genoa City by Horst Zicher, owner of the following described property: PARCEL #CSM4110 Lots 1-4 and #CSM4108 Lots 1-4, N. Carter St., Walworth County, Genoa City.**

A Police/Sherman motion to table the rezone from PUD (Planned Unit Development) to SFR (Single Family Residential) that was submitted to the Village of Genoa City by Horst Zicher, owner of the following described property: PARCEL #CSM4110 Lots 1-4 and #CSM4108 Lots 1-4, N. Carter St., Walworth County, Genoa City; carried 6-0.
 - c. **Discussion and possible approval of Architectural Review for Dollar General Site Plan located at NWC Walworth Street and Carter Street.**

Engineer Foss presented the architectural review for the Dollar General Plan located at NWC of Walworth and Carter Street, see attached. Plans include exterior look which included brick front, landscaping design, lighting, etc. Plan has very little green space, but they meet the requirement. Plan Member, Police, asked about a ramp for delivery of pallets. Foss stated that it looks like there is a double door for delivery and he will inquire about a ramp. Chairman Antti inquired about visibility around shrubs in front, near the sign. Foss stated that they are not within the visual line of site for the street and within the right of way of the street. Sherman asked about a possible sidewalk along Carter Street and Cornue agreed. Cornue also stated that he thought that the driveway should be on Carter street not on Walworth. Foss stated that due to truck traffic that Walworth St. is the better option with less turns. PW Superintendent Schiller stated that the driveway will be further down Walworth St than Carter St and there would be less accidents since the hill causes a line of site

problem if they had to turn down Carter St all the time. Sherman inquired about retention-detention requirement. Foss stated that they fall under the less than two acre requirement so they can use the existing storm water system without retaining or detaining water.

On a Police/Sherman motion to approve the Architectural Review for Dollar General Site Plan located at NWC Walworth Street and Carter Street contingent on landscaping around back of property, loading dock area inquired by Engineer Foss and his recommendations, and sidewalk on Carter St; carried 5-1.

d. Discussion and possible action regarding a CSM filed by Shah Jahan, Michael Lazarus owner of property located at Parcel #TVGC00109 on the corner of Williams Rd and County Road B to subdivide approximately 34.20 acres of property into four parcels.

Mr. Shah Jahan presented his CSM and gave a brief report on possible business construction. It's a CNC Machine Workshop that makes plywood boxes. He is interested in Lot 2 with an option to expand to Lot 3 in the future.

On a Sherman/Cornue motion to approve the CSM contingent on Engineer Foss final comments concerning Water and Sewer service and extensions and existing platted roads; filed by Shah Jahan, Michael Lazarus owner of property located at Parcel #TVGC00109 on the corner of Williams Rd and County Road B to subdivide approximately 34.20 acres of property into four parcels; carried 6-0.

Sherman/Police motion to adjourn at 7:10 PM; carried 6-0.

Attachments: Dollar General Architectural and Landscape Plans

William Antti; Plan Commission Chair

Claudia L Jurewicz; Clerk/Treasurer