



**Planning Commission Meeting
Thursday September 8th, 2016 @ 6:30 PM**

Notice is hereby given that there will be a Meeting of the Planning Commission on the above date and time at the
Village Hall; 755 Fellows Rd; Genoa City, Wisconsin 53128

Bill Antti-Chairman

Alan Cornue-Village Trustee
Christopher Police (**Absent**)
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: August 11th, 2016 Planning Commission Minutes**
On a Cornue/Williams motion to approve the August 11th, 2016 Planning Commission Minutes, carried 5-0.
3. **Unfinished 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 #TA466900001 Formerly: CSM4110 Lots 1-4 and CSM4108 Lots 1-4, N. Carter St., Walworth County, Genoa City.**
On a Sherman/Smith motion to continue Public Hearing 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 #TA466900001 Formerly: CSM4110 Lots 1-4 and CSM4108 Lots 1-4, N. Carter St., Walworth County, Genoa City; carried 5-0. No Comments.
A Sherman/Smith motion to close the Public Hearing; 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 #TA466900001 Formerly: CSM4110 Lots 1-4 and #CSM4108 Lots 1-4, N. Carter St., Walworth County, Genoa City.**
Antti read comments from Village Engineer Foss; The CSM has been filed with county, SFR would be the correct zoning for a large lot and that he approves of the rezone.
A Sherman/Williams motion to approve 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 #TA466900001 Formerly: CSM4110 Lots 1-4 and #CSM4108 Lots 1-4, N. Carter St., Walworth County, Genoa City; carried 5-0.
4. **New Business:**
 - a. **Discussion and possible approval of Architectural and Landscape Review for Genoa City Real Estate Holdings LLC; Outpatient Ambulatory Surgical Center located at Lots 4 & 5 in Hornsby Business Park.**
Antti read comments from Village Engineer Foss; recommends approval but needs a site plan review by Village Engineer, Plan Commission and Village Board.
On a Sherman/Cornue motion to approve the Architectural and Landscape Review for Genoa City Real Estate Holdings LLC; Outpatient Ambulatory Surgical Center located at Lots 4 & 5 in Hornsby Business Park contingent on Engineer Foss recommendations for site plan review; carried 5-0.
Sherman asked when they expect to break ground, a representative of the surgical center stated hopefully by the end of this month.
 - b. **Public Hearing on a conditional use filed by Shah Jahan, Business owner; MA Laz Farm II LLC, Property owner. Proposed use of structure and/or site is to manufacture plywood shipping boxes using**

automated CNC machines with attached vacuum system to capture all wood dust generated and recycled/reused in Chicago as pallet bases on the following described property: Lot 3 of Parcel TVGC00109, NWC of Williams Rd and Hwy B.

A Sherman/Cornue motion to open the Public Hearing on a conditional use filed by Shah Jahan, Business owner; MA Laz Farm II LLC, Property owner. Proposed use of structure and/or site is to manufacture plywood shipping boxes using automated CNC machines with attached vacuum system to capture all wood dust generated and recycled/reused in Chicago as pallet bases on the following described property: Lot 3 of Parcel TVGC00109, NWC of Williams Rd and Hwy B; carried 5-0.

Shah Jahan briefly explained his business. A Sherman/Cornue motion to close the public hearing; carried 5-0.

- c. Discussion and possible action on a conditional use filed by Shah Jahan, Business owner; MA Laz Farm II LLC, Property owner. Proposed use of structure and/or site is to manufacture plywood shipping boxes using automated CNC machines with attached vacuum system to capture all wood dust generated and recycled/reused in Chicago as pallet bases on the following described property: Lot 3 of Parcel TVGC00109, NWC of Williams Rd and Hwy B.**

Antti read comments from Village Engineer Foss; recommend approval contingent on filing of CSM with county, no outside manufacturing or storage allowed and the next step would be architectural and landscaping review by Plan Commission and Site Plan review by Engineer. Shah Jahan stated they will not have outside manufacturing or storage and they are already in touch with Engineer Foss on the next steps. He would also hope to break ground before winter.

On a Sherman/Smith 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 filed by Shah Jahan, Business owner; MA Laz Farm II LLC, Property owner. Proposed use of structure and/or site is to manufacture plywood shipping boxes using automated CNC machines with attached vacuum system to capture all wood dust generated and recycled/reused in Chicago as pallet bases on the following described property: Lot 3 of Parcel TVGC00109, NWC of Williams Rd and Hwy B; carried 5-0.

- d. Public Hearing on a conditional use filed by Herner LLC, Tamara Herner, owner; dba Herner's Hideaway. Proposed use of structure and/or site is to extend the music from 10:00 pm to 12:30 am on Saturday nights Sept. 10th, 17th, 24th and Oct. 1st, 8th, 15th, 22nd and 29th on the following described property: 202 Williams Road, TVGC00117.**

A Sherman/Cornue motion to open the Public Hearing on a conditional use filed by Herner LLC, Tamara Herner, owner; dba Herner's Hideaway. Proposed use of structure and/or site is to extend the music from 10:00 pm to 12:30 am on Saturday nights Sept. 10th, 17th, 24th and Oct. 1st, 8th, 15th, 22nd and 29th on the following described property: 202 Williams Road, TVGC00117; carried 5-0.

Kevin Polheber commented that Herner's has done events in the past and he believes they went well with no complaints, he is in favor of seeing local businesses succeed. A Sherman/Cornue motion to close the public hearing; carried 5-0

- e. Discussion and possible action on a conditional use filed by Herner LLC, Tamara Herner, owner; dba Herner's Hideaway. Proposed use of structure and/or site is to extend the music from 10:00 pm to 12:30 am on Saturday nights Sept. 10th, 17th, 24th and Oct. 1st, 8th, 15th, 22nd and 29th on the following described property: 202 Williams Road, TVGC00117.**

Smith stated he is in favor since there were no complaints from the last time they approved this for Herner's. Williams asked if this is going to be a recurring thing where they will be going thru this month to month. Antti believes this should be it for this year.

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 filed by Herner LLC, Tamara Herner, owner; dba Herner's Hideaway. Proposed use of structure and/or site is to extend the music from 10:00 pm to 12:30 am on Saturday nights Sept. 10th, 17th, 24th and Oct. 1st, 8th, 15th, 22nd and 29th on the following described property: 202 Williams Road, TVGC00117, for the listed dates in 2016; carried 5-0.

Sherman/Smith motion to adjourn at 6:47 PM; carried 5-0.

William Antti; Plan Commission Chair

Eve Zegarra; Deputy Clerk/Treasurer