



**Planning Commission Meeting
Thursday March 9th, 2017 @ 6:30 PM**

Bill Antti-Chairman

Alan Cornue-Village Trustee
Christopher Police
Scott Popenhagen

Patrick Sherman
Jerad Smithô late 6:35
Sandy Williams

1. Call to Order/Roll Call

2. Approval of Minutes: November 10th, 2016 Planning Commission Minutes

On a Sherman/Cornue motion to approve the November 10th, 2016 Planning Commission Minutes, carried 6-0.

3. Unfinished Business: NONE

4. New Business:

- a. Public Hearing request on a rezone from P-1 (Park District) to M-1 (Industrial District) has been submitted by Jeffrey Andre, applicant on the following described property: PARCEL #TOP0008, TOP0009, TOP00010, TOP00023B; 715 Walworth St.; Walworth County, Genoa City.**

Village Engineer Foss, gave a report regarding the change of request for zoning from M-1 to B-1 General Business per the village offices. B-1 zoning is a better fit to what Mr. Andre is proposing.

A Sherman/Cornue motion to open the public hearing on a rezone from P-1 (Park District) to B-1 (General Business District) which has been submitted by Jeffrey Andre, applicant on the following described property: PARCEL #TOP0008, TOP0009, TOP00010, TOP00023B; 715 Walworth St.; carried 6-0.

Mr. Shaughnessy, representative of Mr. Andre, explained the use of the property after the purchase as office and storage of construction equipment for his business. Hoerth, resident at 720 Main St, had many questions. Hours of operation: pick-up trucks would be pulling out around 6 or 7 in the morning and no idling of the trucks. Lights on the outside of the building: there would be no lights on the outside. If they put some on later they would have to be shielded. Paving of the lot for parking and driving: not right-away, but would have to be discussed at a later date. He also stated that there is no heavy equipment, so there would be no dust from traffic. Asbestos abatement of the building: yes. There would be approx. three people on site at all times. The resident also asked about hazardous materials: they would follow state regulations at all times and waste removal is always on the job site not brought back to this location. Someone asked about the current siren that is on-site. PW Superintendent Schiller, stated that the siren is being removed permanently. Residents asked about snow removal and landscaping. The new owner is willing to work with the neighbors on these issues. Sherman/Williams motion to close the public hearing; carried 7-0.

- b. Discussion and possible action on a rezone from P-1 (Park District) to M-1 (Industrial District) has been submitted by Jeffrey Andre, applicant on the following described property: PARCEL #TOP0008, TOP0009, TOP00010, TOP00023B; 715 Walworth St.; Walworth County, Genoa City.**

Village Engineer Foss, explained his recommendations from his letter. See Attached. The difference for B-1 and B-2 is basically the parking on street and off street. Commission member expressed his concern about the offsite parking and suggested making it B-2 zoning for the onsite parking. It was explained that generally B-1 is general business for downtown business and the reason why you allow offsite parking and B-2 is highway business and kept from downtown areas.

Sherman/Cornue motion to approve the rezone from P-1 (Park District) to B-1 (General Business District) has been submitted by Jeffrey Andre, applicant on the following described property: PARCEL #TOP0008, TOP0009, TOP00010, TOP00023B; 715 Walworth St.; Walworth County, Genoa City; carried 7-0.

- c. Public Hearing on a conditional use filed by Jeffrey Andre, applicant. Proposed use of structure and/or site is for general contractor trade offices/warehousing on the following described property: PARCEL #TOP0008, TOP0009, TOP00010, TOP00023B; 715 Walworth St.; Walworth County, Genoa City.**

Sherman/Police motion to open the public hearing for a conditional use filed by Jeffrey Andre, applicant. Proposed use of structure and/or site is for general contractor trade offices/warehousing on the following described property: PARCEL #TOP0008, TOP0009, TOP00010, TOP00023B; 715 Walworth St.; carried 7-0. Mr. Shaughnessy spoke about the parking, the office space rental and parking on the street for the rental of the office space and distance to walk. No more comments were made. Sherman/Police motion to close the public hearing; carried 7-0.

d. Discussion and possible action on a conditional use filed by Jeffrey Andre, applicant. Proposed use of structure and/or site is for general contractor trade offices/warehousing on the following described property: PARCEL #TOP0008, TOP0009, TOP00010, TOP00023B; 715 Walworth St.; Walworth County, Genoa City.

Commission member Sherman, asked Mr. Andre if they received Village Engineer Fossø email regarding his concerns. They replied that they did. Sherman then asked about the onsite and offsite parking. They stated that they would still like to have offsite parking because of the distance to walk to the front of the building where the office space will be located. They also stated that they will be leasing back to the Food Pantry for a time until they can find a new location. Plan Commission member Police, asked about outside lights; they stated that any lights would be shielded and pointed downward. Commission member Williams, would like them to put a timeline on the paving of the parking lot. They stated that it would be difficult to do since there is so much that they have to do to the building to get it up to code and make it a workable space. He also stated that he doesn't think he would need all that space for parking so he may put soil and grass in some of those areas.

Sherman/Popenhagen 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 Jeffrey Andre, applicant. Proposed use of structure and/or site is for general contractor trade offices/warehousing on the following described property: PARCEL #TOP0008, TOP0009, TOP00010, TOP00023B; 715 Walworth St.; Walworth County, Genoa City; with a one year review by the Plan Commission to discuss the paving of the lot and to follow Village Engineer Foss recommendations as stated in email. There was some discussion and a suggestion to make it a two year review to give them time to get some of the work done, but the motion was kept to a one year review; carried 6-1; (Cornue).

e. Discussion and possible approval (Architectural Review) of modification to previously approved brick siding at Dollar General building project.

Engineer Foss, reported on the change of the plan from full brick on all four sides to brick 4 ft. up with cement siding above on all four sides. Contractor explained what the siding would look like. Commission member Police, asked about the docking bay and if that was approved at the last meeting. It was stated that Brandon was to look into Dollar General's delivery procedure, but a docking bay was not on the plans for approval. The plans for the new brick face needs to be approved tonight for the project to go forward.

Police/Cornue motion to approve the (Architectural Review) of modification to previously approved brick siding at Dollar General building project; carried 6-1 (Sherman).

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

Attachments: Engineer email regarding rezone for 715 Walworth

William Antti; Plan Commission Chair

Claudia L Jurewicz; Clerk/Treasurer