



**Planning Commission Meeting
Thursday December 14th, 2017 @ 6:30 PM**

Bill Antti-Chairman

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

Scott Popenhagen (Absent)
Patrick Sherman

Jerad Smith
Sandy Williams

1. Call to Order/Roll Call

2. Approval of Minutes: November 9th, 2017 Planning Commission Minutes

3. Unfinished Business: NONE

4. New Business:

- a. Public Hearing on a rezone from BP- (Business Park) to M-1 (Industrial District) that has been submitted by Jonathan Pease on the following described property PARCEL #TA465300001; 1001-1017 Williams Rd, Genoa City.**

On a Sherman/Williams motion to open the public hearing; carried 4-0. Village Engineer Foss gave a report on the rezone for the south parcel where the current business is located. M-1 is better suited for the type of business being done on the property. Need to clean-up the zoning for the area for what actual use is. No comments were made by the public.

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

- b. Discussion and possible approval of a rezone from BP- (Business Park) to M-1 (Industrial District) that has been submitted by Jonathan Pease on the following described property PARCEL #TA465300001; 1001-1017 Williams Rd, Genoa City.**

Member Sherman asked what the zoning is in the area. Engineer Foss stated that it's a mix of M-1 and BP (Business Park).

A Sherman/Williams motion to approve the rezone from BP- (Business Park) to M-1 (Industrial District) that has been submitted by Jonathan Pease on the following described property PARCEL #TA465300001; 1001-1017 Williams Rd, Genoa City; carried 4-0.

- c. Public Hearing on a conditional use filed by Jonathan Pease, applicant to propose use of structure and/or site in detail for maintaining current operational uses: painting, automotive repair, outside storage & manufacturing uses (trucks parked along rt. 12, equipment in fenced yard, parts stored in fenced yard) storage & sale of machinery & equipment on the following described property: 1001-1017 Williams Rd, TA465300001; ZONING: M-1, Industrial District.**

A Sherman/Smith motion to open the public hearing; carried 4-0. Resident Diana Wells, located on Gregory St, asked about outside storage on the current business site. Is there going to be more added to it? The business representative answered that there will be no changes to what is currently being done on this site at this time. No more comments from the public.

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

- d. Discussion and possible approval of a conditional use filed by Jonathan Pease, applicant to propose use of structure and/or site in detail for maintaining current operational uses: painting, automotive repair, outside storage & manufacturing uses (trucks parked along rt. 12, equipment in fenced yard, parts stored in fenced yard) storage & sale of machinery & equipment on the following described property: 1001-1017 Williams Rd, TA465300001; ZONING: M-1, Industrial District.**

Member Sherman wanted to remind them of the sign ordinance for the sale of any equipment they may have for sale on site. No more discussion.

A Sherman/Williams motion to recommend 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 filed by Jonathan Pease, applicant, to propose use of structure and/or site in detail for maintaining current operational uses:

painting, automotive repair, outside storage & manufacturing uses (trucks parked along rt. 12, equipment in fenced yard, parts stored in fenced yard) storage & sale of machinery & equipment on the following described property: 1001-1017 Williams Rd, TA465300001; ZONING: M-1, Industrial District; carried 4-0.

- e. **Public Hearing on a conditional use filed by Jonathan Pease, applicant to propose use of structure and/or site is 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: TA429000003, Williams Rd, ZONING: M-1 Industrial District.**

A Williams/ Sherman motion to open the public hearing; carried 4-0. Someone asked about painting and body repair done outside or inside and the business representative stated that everything will be enclosed except for some outdoor storage.

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

- f. **Discussion and possible approval of a conditional use filed by Jonathan Pease, applicant to propose use of structure and/or site is 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: TA429000003, Williams Rd, ZONING: M-1 Industrial District.**

Member Sherman asked about the contractor's equipment yard listed in the conditional use. The business rep stated that he wasn't sure why it was listed. He stated that only trucks are going to be stored outside. Sherman also asked about a timeframe for construction. Phase one is the storage structure and it will take one year to start the main building. Sherman suggested maybe a five-year review on the conditional use.

A Sherman/Smith motion to recommend to the Village Board by voting in the negative to subparagraphs 1-4 and in the affirmative to subparagraphs 5-7 with a review in five years on a conditional use filed by Jonathan Pease, applicant, to propose use of structure and/or site is 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: TA429000003, Williams Rd, ZONING: M-1 Industrial District; carried 4-0.

- g. **Discussion and possible approval of a Developer's Agreement with Mike Lazarus regarding Matt Pieper's Self Storage Development on Williams Road.**

Engineer Foss gave a review of the Developer's Agreement for Mike Lazarus. There will also be a two lot CSM for his 34 acre lot breaking off 4 acres for Matt Pieper's Self Storage project. The Agreement is a boiler plate type agreement.

A Sherman/Smith motion to approve the review of the Developer's Agreement with Mike Lazarus regarding Matt Pieper's Self Storage Development on Williams Road; carried 4-0.

Sherman/Smith motion to adjourn at 7:05 PM; carried 4-0.

William Antti; Plan Commission Chair

Claudia L Jurewicz; Clerk/Treasurer