



Planning Commission Meeting
Thursday April 12th, 2018 @ 6:30 PM

Bill Antti-Chairman

Alan Cornue-Village Trustee
Christopher Police

Scott Popenhagen
Patrick Sherman

Jerad Smith
Sandy Williams

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:31 PM
2. **Approval of Minutes: January 11th, 2018 Planning Commission Minutes**
On a Sherman/Cornue motion to approve the January 11th, 2018 Planning Commission Minutes, carried 7-0.
3. **Unfinished Business:** NONE
4. **New Business:**
 - a. **Public Hearing on a conditional use filed by Ryan McGrath dba Performance Fireworks, applicant (David Laurine property owner). Proposed use of structure and/or site is to sell 1.4 g or consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00100; 219 State Hwy 12; Walworth County, Genoa City.**
Sherman/Williams motion to open the public hearing regarding the conditional use filed by Ryan McGrath dba Performance Fireworks, applicant (David Laurine property owner). Proposed use of structure and/or site is to sell 1.4 g or consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00100; 219 State Hwy 12; carried 7-0.
David Laurine, property owner, explained that the request is the same as past years. He talked to the fire department about their concerns and requests for compliance and they have been addressed. Inspections will be done by the fire department this year for compliance. There were no comments from the audience.
A Sherman/Cornue motion to close the public hearing regarding the conditional use; carried 7-0.
 - b. **Discussion and possible action on a conditional use by filed Ryan McGrath dba Performance Fireworks, applicant (David Laurine property owner). Proposed use of structure and/or site is to sell 1.4 g or consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00100; 219 State Hwy 12; Walworth County, Genoa City.**
Member Sherman commented to property owner about the possibility of moving it over to his Mobile station. David Laurine stated that it would be a parking and traffic issue. David would like to talk about a permanent structure in the future. No further discussion by the commission.
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 filed by Ryan McGrath dba Performance Fireworks, applicant (David Laurine property owner). Proposed use of structure and/or site is to sell 1.4 g or consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00100; 219 State Hwy 12 with hours set at 9:00 am ó 9:00 pm; June 15 ó July 5, 2018; carried 5-2. (Popenhagen & Williams)
 - c. **Discussion and possible approval of a new CSM submitted by Mike Lazarus regarding Self Storage Development on parcel no. TVGC00109 located on Williams Rd.**
Committee member Sherman commented that the CSM submitted is a stupid plan just to avoid the cost of water and sewer extensions. Attorney Proctor representing Mike Lazarus stated that the self storage facility does not need any water or sewer and quotes for the extensions are coming in at \$115,000. The question is: Why run

utilities across both lots when no one will be using them. When a previous interested party came before the village on the same property, there was a notation made on the CSM at that time instead. Village Engineer Foss read the Ordinance which states that "When the proposed subdivision or certified survey map is located within the adopted sanitary sewer service area of the Village of Genoa City, the subdivider shall construct sanitary sewerage facilities in such a manner as to make adequate sanitary sewerage service available to each lot within the subdivision." The new CSM that was submitted shows a 5-foot frontage for lot 1, and then 227.85 feet frontage for lot 2 along Williams Rd before lot 1 begins again. The cost with this CSM for water and sewer extension would only be approx. \$15,000. Attorney Proctor argued that this development would add a \$600,000 value to the tax base to the village. Commission member Cornue stated that putting useless pipes in the ground is not the answer either. Member Smith agrees with Cornue. After much discussion, a Cornue/Smith motion to recommend approval to the village board the CSM submitted by Mike Lazarus regarding Self Storage Development on parcel no. TVGC00109 located on Williams Rd; Roll Call Vote: Cornue: Yes; Police: Yes; Popenhagen: No; Sherman: No; Smith: Yes; Williams: Yes; Antti: No Carried 4-3

Police/Sherman motion to adjourn at 6:55 PM; carried 7-0.

William Antti; Plan Commission Chair

Claudia L Jurewicz; Clerk/Treasurer