



Planning Commission Meeting
Thursday September 13th, 2018 @ 6:30 PM

Bill Antti-Chairman

Alan Cornue-Village Trustee
Scott Popenhagen

Mark Santner
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: July 12th, 2018 Planning Commission Minutes**
On a Sherman/Williams motion to approve the July 12th, 2018 Planning Commission Minutes, carried 7-0.
3. **Unfinished Business:** NONE
4. **New Business:**
 - a. **Discussion and possible action regarding a CSM to combine two lots filed by Rosette Anania owner for property located at 471 Fellows Rd; parcel #TVGC00004.**
Owner Anania, explained the reason for combining the two lots. They would like to build a 30 x 44 foot storage building in the future. They are not allowed to do so on the current lot, so they would need to combine their two lots to meet the setback requirements.
After some discussion, a Sherman/Popenhagen motion to approve the CSM to combine the two lots filed by Rosette Anania owner for property located at 471 Fellows Rd, parcel #TVGC00004; carried 7-0.
 - b. **Public Hearing on a conditional use filed by Krzysztof Lenart (Richard Belmonte, property owner). Proposed use of structure and/or site is to tow vehicles for Walworth County Police Department on the following described property: 140 Elizabeth Ln, Parcel #THBP00014; ZONING: M-1, Industrial District.**
A Sherman/Smith motion to open the Public Hearing for a conditional use filed by Krzysztof Lenart (Richard Belmonte, property owner). Proposed use of structure and/or site is to tow vehicles for Walworth County Police Department on the following described property: 140 Elizabeth Ln, Parcel #THBP00014; ZONING: M-1, Industrial District; carried 7-0.
Mr. Lenart explained his request for the conditional use is to tow vehicles and to store them on his property for the police department. He currently has a conditional use for his property for storage of vehicles. Member Sherman asked how many vehicles he would be storing at one time on the property. Mr. Lenart stated approx. 1-5 vehicles in a month's time. He would be towing for County Sheriff and for the Genoa City Police Departments. They are towing now to repair shops. The longest time they might hold a vehicle on premise would be 15-30 days. No comments made by the public.
A Sherman/Smith motion to close the public hearing; carried 7-0.
 - c. **Discussion and possible action on a conditional use filed by Krzysztof Lenart (Richard Belmonte, property owner). Proposed use of structure and/or site is to tow vehicles for Walworth County Police Department on the following described property: 140 Elizabeth Ln, Parcel #THBP00014; ZONING: M-1, Industrial District.**
Sherman asked what the use of his building is currently. Mr. Lenart responded that his business is Snow & Ice, a landscape business. Sherman stated that the property is not very large; is there enough space for 15 vehicles? Mr. Lenart stated that if he had to, he would be moving his own business vehicles off the property to a different location. Mr. Lenart was asked what type of fence was around the property. He stated that it is a wood privacy fence. He also stated that he will be under contract with the County Department on Oct. 1st. There was some discussion concerning storage of vehicles that might leak. Mr. Lenart stated that he could use his salt bin for vehicles which has an asphalt surface. Building and Zoning Admin. Border has a memo regarding his requests for the Commission and the Board. The Commission went over his requests; see attached.

A Sherman/ to approve the conditional use filed by Krzysztof Lenart (Richard Belmonte, property owner) with the conditions that he asphalt and curb the area where he is storing the vehicles, keep the vehicles behind the fence and have a one year review. There was some discussion about a deadline for vehicles to stay on the property, but Chief Balog stated that a vehicle could be held more than 30 days for evidence for a case, so putting a deadline could be unreasonable.

There was no second on the motion, so the motion failed.

A Cornue/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 Krzysztof Lenart (Richard Belmonte, property owner). Proposed use of structure and/or site is to tow vehicles for Walworth County Police Department on the following described property: 140 Elizabeth Ln, Parcel #THBP00014; ZONING: M-1, Industrial District with the following conditions: pans must be used under all vehicles that are stored, vehicles stored behind fence and have a one year review; carried 6-1.

Member Sherman stated that he had a conversation with Mr. Andre who purchased the old Village Hall and complimented him on how he has fixed up the place and restored the building.

Sherman/Popenhagen motion to adjourn at 6:58 PM; carried 7-0.

William Antti; Plan Commission Chair

Claudia L Jurewicz; Clerk/Treasurer