

**Plan Commission Meeting
October 26, 2011**

1. Meeting called to order

President Ron Coutts called the meeting to order at 6:04 p.m. at the East Side Community Center, 6156 Douglas Avenue, Racine, WI, 53402.

Members present: President Ron Coutts, Elaine Radwanski, William Folk, Jonathan Schattner, Thomas Knitter, Village Administrator Tom Lebak, and Caledonia Zoning Administrator Julie Anderson.

Absent: Ron Last and Village Engineer Mike Hayek.

2. Roll Call/Introductions

Roll call was taken.

3. Approval of minutes from 09/28/11 meeting

Radwanski moved to approve the minutes of the 09/28/11 meeting as read. Folk seconded.
Motion carried unanimously.

4. Citizen Comments

No comments.

5. Public Hearing Items

5A. Request for Conditional Use/for storage & maintenance of lawn care/snowplowing equipment in an existing pole barn & an existing garage (no retail sales)/7038 Nicholson Road,/#104042209076000/Scott & Lisa Morton

Anderson reported that this is a request to store equipment in an existing pole barn and garage. The parcel is zoned A-2. The parcel is north of the Husher Pub on the west side of Nicholson Road. The lawn care/snowplowing business is up and running. Racine County had received a complaint of a business being run out of the house. The owners came to Racine County and discussed their options. This will be for storage only. There will be no retail sales from the building. They have applied for a home occupation permit. They were issued a zoning violation.

Radwanski asked about the buildings that are close to the northern edge. Discussion followed. There is a shared driveway.

Scott Morton, 7038 Nicholson Road, was present. He explained the driveway. The owners have made an arrangement with the current elderly neighbors to purchase the property next door if and when they are ready to sell. He has no plans for additional construction. All equipment will be stored inside.

Radwanski asked about the existing outdoor lighting. Morton said there are lights on the barn and these were shown on the original plan.

Schattner asked about storage of products used by the business. Morton said salt is stored at a different location. They don't store much on the site. They don't do landscaping, only lawn cutting. Any yard waste is delivered to a farm or dumped on the work site for composting. This is a small business.

Folk asked about maintenance done on the property. Morton said most equipment is new and work is done at the dealer.

Chris Pulzer, 8938 6 Mile Rd., was present. He explained he is the closest resident to the Mortons. He has no problem with this request. He stated that the Mortons are very good neighbors.

No other citizens were present to comment.

The Public Hearing closed at 6:16 p.m.

6. Recommendation on Public Hearing Items

6A. Request for Conditional Use/for storage & maintenance of lawn care/snowplowing equipment in an existing pole barn & an existing garage (no retail sales)/7038 Nicholson Road, #104042209076000/Scott & Lisa Morton

Anderson explained her memo. The use fits in with the uses in the neighborhood. Draft conditions include no outside storage, site lighting must comply, and all fluids must be dealt with. Village zoning staff recommends approval.

Schattner moved to recommend approval of the request for a conditional use for storage & maintenance of lawn care/snowplowing equipment in an existing pole barn & an existing garage (no retail sales) at 7038 Nicholson Road, for parcel #104042209076000 for Scott & Lisa Morton with all conditions proposed. Radwanski seconded. **Motion carried unanimously.**

7. Non-Public Hearing Items

7A. Old Business

7A(1). Status Update on Conditional Use Amendment/to park three trailers (one enclosed, one dump and one flat bed) on the parking lot in front of the existing building/Oh Jay Construction, LLC/6106 Douglas Avenue/Shelley Mayer, Owner

Anderson has spoken to Mayer. They are trying to figure how to store the trailers behind the fence. The company is wrapping up projects before winter. Discussion was held about screening the front. Anderson informed Mayer that they must move the equipment in the rear. There is no easy or good solution at this time.

Schattner feels they are outgrowing the site. He doesn't want the equipment parked in the front and he doesn't feel we are helping them by delaying action on this. Discussion followed. He suggested that Mayer talk to other businesses in the area about storing equipment at their facilities.

This will be on the agenda next month. Anderson will discuss this with Mayer.

7B. New Business

7B(1). Recommendation on Resolution 2011-19 Resolution of the Village Board of the Village of Caledonia Commencing Proceedings to Vacate a Portion of the Public Right-Of-Way that Previously Comprised An Improved Portion of Michna Road

Frank Michna was present since he is an interested land owner affected by the road vacation in this area. Discussion followed on what portion of the land is being addressed in this resolution. There was confusion on what right-of-way on Michna Road is being dealt with.

Schattner moved to move this item on to the village board with no recommendation from the Plan Commission. Folk seconded. **Motion carried unanimously.**

7B(2). Concept Plan/indoor storage of cars & car parts for personal use, including repair of two existing buildings & construction of an additional ±60' x ±120' building/3108 Roberts Street/Michael Kominski/Karen Sorenson, Agent

This parcel is south of Greg's Catering in Franksville. Kominski owns Racine Transmission. He would like to buy this land and use it strictly for storage of his own personal items at this time. The zoning would allow his type of use here. A conditional use permit would be required in the future as there are no valid permits on file for any uses at this site right now. Staff noted that this will likely be back in November for a formal Conditional Use hearing.

Karen Sorenson and Michael Kominski were present. There is mixed zoning in the area. Kominski stated that there will be no outside storage or business conducted at the site at this time. This use will be for storage only. This land is adjacent to a railroad track. Schattner feels this would be a good use for this site.

Folk moved to recommend approval for the concept plan for indoor storage of cars & car parts for personal use, including repair of two existing buildings & construction of an additional ±60' x ±120' building at 3108 Roberts Street for Michael Kominski/Karen Sorenson, Agent. Schattner seconded. **Motion carried unanimously.**

8. Report on the Community Development Authority

No report

9. Adjournment

Radwanski moved that there being no further business, the meeting be adjourned. Seconded by Folk. **Motion carried.** Meeting adjourned at 6:42 p.m.

Respectfully submitted,

Sharon Chmielinski
Deputy Clerk