

1. Meeting called to order

Vice President Schattner called the meeting to order at 6:00 p.m., at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

2. Roll Call/Introductions

Roll call was taken. Members present: Thomas Knitter, Jonathan Schattner, Duane Michalski, Bill Folk, Joseph Minorik and Trustee Kevin Wanggaard

Excused: President Bob Bradley

Also Present: Village Administrator Thomas Christensen, Village Attorney Elaine Ekes, Village Engineer Anthony Bunkelman and Zoning Administrator Jarmen Czuta

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the February 28, 2017 and March 28, 2017 Plan Commission meetings. Seconded by Michalski. Motion carried.

4. Citizens' Comments

Schattner introduced and welcomed Joseph Minorik to the Plan Commission.

Schattner motioned to take item 6A out of order. No objections from the Commission.

6. Non-Public Hearing Item (taken out of order)

6A. Request a Site Plan Review amendment and extension to modify the size of the previous approved pole barn, request that the required fencing be allowed to be installed at a height of 10 feet, and request a 6 month extension of the previous approval; 6142 Douglas Avenue; Arturo P. Sanchez, Applicant.

Czuta read correspondence from the applicant. He explained the background of the request and 6 month extension.

Applicant was present. Arturo Sanchez stated he is requesting to keep the original size of the pole barn rather than the larger one on the application. The building will be used for storage of parts and cars waiting for repair will be inside the fence.

It was discussed that if the approved conditions were not met, the Village can revoke the approval or can issue tickets for non-compliance. When the Commission approved the previous request, Sanchez was asked to clean the lot and still has.

Sanchez was asked why he was requesting a 10 ft. fence instead of 8 ft.? Sanchez stated the people installing the fence made the suggestion and was unsure of the exact type of fence they were going to install. The Commission stated it did not want to see a taller fence just to hide blight.

Discussion was held about if the Commission could grant the approval of the fence conditional to cleaning up the property. Ekes stated Village staff could review the property prior to the permit being issued.

Location of the fence was discussed. The proposed fence was not indicated on the plans provided.

Motion by Knitter to lay over the request to next month's meeting, May 30, 2017. It was requested that the applicant clean up the premise and provide a revised site plan showing the location of the building and fence. Village staff can provide guidance and help with code compliance. Wetlands on the property should be located as well. Seconded by Michalski. Motion carried.

5. Public Hearing Items followed by Commission Recommendations

5A. Ordinance 2017-10 - An Ordinance To Create Section 16-1-1(A)(5) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Allowing Pet Grooming As A Conditional Use In The B-1 Neighborhood Business District

Public Hearing

Public Hearing opened 6:36 p.m.

Public Comments

Ekas presented the ordinance change to include Pet Grooming in the B-1 Neighborhood Business District. This would allow a Conditional Use for this type of use.

It was discussed if a Pet Grooming business would be better classified under B-3 as a Pet Shop Business rather than the B-1 as a Conditional Use. The Village would have more control over a Conditional Use versus a Permitted Use.

Nancy Stein, 4121 Matthew Dr., Leslie Mason, 4531 Tabor Rd. and Dave Klokowski, 4817 Tabor Rd., spoke in favor of the ordinance change.

Public hearing for 5A closed at 6:45 p.m.

Recommendation on Public Hearing

Motion by Folk to recommend the change to Ordinance 2017-10 - An Ordinance To Create Section 16-1-1(A)(5) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Allowing Pet Grooming As A Conditional Use In The B-1 Neighborhood Business District. Seconded by Knitter. Motion carried.

5B. Request a conditional use to occupy a portion of an existing building with a pet grooming business, 6535 Hwy. 31, Sec. 18, T4N, R23E, Village of Caledonia, Racine County, WI. Sharolynn Roche, Applicant.

Public Hearing

Public Hearing opened 6:46 p.m.

Czuta presented the Conditional Use requested by the applicant for the proposed dog grooming business. Czuta also stated he received 5 letters in support of the proposed business.

Public Comments

Sharolynn Roche, applicant stated they will open with one groomer and anticipates adding additional groomers in the future. They have outgrown their current 900 sq. ft. facility in Mt. Pleasant. There will be a grassy area on the north side of the parking area for the dogs.

Parking was discussed. Parking layout is from the previous business and is already marked. There was a concern that there could be more customers than parking stalls at a given time. The applicant stated that the appointments are timed so that the pickups are spaced out. If unsafe parking conditions were to occur it could be brought back to the Plan Commission. Overflow could use the gravel portion of the lot if needed.

Leslie Mason, 4531 Tabor Rd. – spoke in favor of the proposed business. She lives across the street. She was concerned about the two entrances on Tabor Rd and the potential for increased traffic.

Nancy Stein, 4121 Matthew Dr. - spoke in favor of the business and did not believe that increased traffic would be a problem.

Mark Petersen, 7101 Brook Rd. and Carmen Pichalski, 4817 Tabor Rd. spoke in favor of the business.

Public hearing for 5B closed at 7:08 p.m.

Recommendation on Public Hearing

Motion by Knitter to approve the Conditional Use to occupy a portion of an existing building with a pet grooming business, 6535 Hwy. 31, Sec. 18, T4N, R23E, Village of Caledonia, Racine County, WI. Sharolynn Roche, Applicant. Seconded by Folk. Motion carried.

6. Non-Public Hearing Items

6B. Request for a 3-year Preliminary Plat Extension – The Grasslands Subdivision, Harold DeBack, Owner, William Carity, Applicant.

Bunkelman presented a background of the property. Due to the downturn in the economy and housing market, the development and improvements were not constructed. There are no plans to build at this time.

Motion by Michalski to approve the request for a 3-year Preliminary Plat Extension to The Grasslands Subdivision, Harold DeBack, owner and William Carity, applicant. Seconded by Folk. Motion carried.

It was asked if there was a limit on the number of times an extension can be granted? There is not a limit and extensions are at the discretion of the Village.

6C. Request for a 3-year Preliminary Plat Extension – Hunters Reserve Subdivision, Harold DeBack, Owner, William Carity, Applicant.

Bunkelman presented a background of the property. Due to the downturn in the economy and housing market, the development and improvements were not constructed. There are no plans to build at this time.

Motion by Michalski to approve the request for a 3-year Preliminary Plat Extension to Hunters Reserve Subdivision, Harold DeBack, owner and William Carity, applicant. Seconded by Minorik. Motion carried.

6D. Request for a Modification or Waiver from Title 14, Chapter 1 for 5111 & 5141 Douglas Avenue – Parcels 04-23-20-103-110 & 04-23-20-130-160, IRC Greentree LLC, Applicant.

Bunkelman explained the applicant had a pending sale of the property and their attorney questioned the title. After review, it was found that the parcel was created by a Quit Deed in November of 1990 instead of a Certified Survey Map and is an illegal land division.

Motion by Folk to approve the request for a Modification or Waiver from Title 14, Chapter 1 for 5111 & 5141 Douglas Avenue – Parcels 04-23-20-103-110 & 04-23-20-130-160, IRC Greentree LLC, Applicant. Seconded by Michalski. Motion carried.

7. Adjournment

Motion by Michalski to adjourn. Seconded by Knitter. Motion carried. Meeting adjourned at 7:28 p.m.

Respectfully submitted,

Sara Spencer
Deputy Village Clerk