

**1. Meeting called to order**

Vice Chairman John Schattner called the meeting to order at 6:01 p.m. at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

**2. Roll Call/Introductions**

Roll call was taken.

Members present: Karen Fawcett, Thomas Knitter, Jonathan Schattner, Duane Michalski, Bill Folk and Trustee Kathy Trentadue attended for Trustee Kevin Wanggaard.

Excused: President Bob Bradley, Trustee Kevin Wanggaard

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

**3. Approval of Minutes**

Motion by Folk to approve the minutes from the January 31, 2017 Plan Commission meeting with changes indicated to the Deputy Clerk prior to the meeting. Seconded by Knitter. Motion carried.

**4. Citizens' Comments**

Fran Martin, 5630 5 Mile Rd, stated the Caledonia Development Authority is beginning to look at the Douglas Ave corridor as an entrance into the Village and requests that the Plan Commission take this into consideration when making decisions on rezoning in the Douglas Avenue area.

Martha Hutsick, 4502 Harvest Ln, expressed her concern on the sale of East Side Community Center/Woodland Park and asked the commission to consider keeping a portion of the park for community use. Hutsick also spoke about the grooming business Concept Development Plan at 6535 Hwy 31 and requested that the previous conditional use for this site be taken into consideration and possibly applied to the grooming business. She mentioned that the condition to add additional trees to the property was never fulfilled.

**5. Non-Public Hearing Items**

**5A. Concept Development Plan to occupy a portion of an existing building and site with a pet grooming business, 6535 Hwy 31; TDR of Racine LLC, Owner; Sharolynn Roche, Applicant.**

Czuta presented the location of the site and read correspondence from the applicant. The applicant would like to relocate her pet grooming business to this location. This is not a pet shop, boarding or day care facility and no dogs would be outside or unattended at any time. Czuta stated the reason the applicant is before the committee is because the specific use for pet grooming is not listed in the B1 business description.

Michalski stated there was a listing for personal grooming services and that maybe pet grooming was not thought of when the ordinance was written. There is not much of a difference. Knitter agreed.

Christensen stated that not all items can be listed and that it is up to the commission to determine the use of the property. Christensen stated besides the potential for noise from barking and waste management, there would not be a large impact on the neighborhood.

Schattner stated he believes this is an accessory to a pet shop type activity. He stated there was an extensive meeting regarding the rezoning of this property in the past. People were concerned about noise and traffic. There is no mention of grooming in the ordinance and believes a pet shop would be closest to the request.

Folk stated he did not agree. The applicant would not be selling animals.

Discussion was held whether the business fit into the B1 classification. Folk stated if needed, the applicant could file for a conditional use.

Motion by Folk that the Concept Development Plan to occupy a portion of an existing building and site with a pet grooming business, 6535 Hwy 31; TDR of Racine LLC, Owner; Sharolynn Roche, Applicant, does conform to the B-1 zoning district. Michalski seconded. Motion carried 5-1.

Fawcett stated she would like to see pet grooming added to the B-1 classification.

Motion by Fawcett to send to Legislative and Licensing Committee to review the B1 zoning district to include the language pet grooming service as a permitted use in the B-1 zoning district. Folk seconded. Motion carried, 5-1.

#### **6. Public Hearing Items followed by Commission Recommendations**

**6A. Request a conditional use to occupy an existing industrial building and site with professional offices and research and testing laboratories, 8809 Industrial Drive, Sec. 34, T4N, R22E, Village of Caledonia, Racine County, WI. Sealed Air, Applicant.**

#### **6A - Public Hearing**

Public Hearing opened 6:29 p.m.

Czuta presented the location of the property and read correspondence from the applicant. Sealed Air would like to relocate office personnel and build lab space within the facility. There are no plans to modify the exterior of the building. Products of Sealed Air consist of cleaning products used for janitorial cleaning, institutional laundry and building service contractors. All products are collected for offsite disposal to minimize the wastewater impact.

Timothy Jones from Sealed Air was present and received a copy of the conditions.

Schattner asked if there would be chemicals used that would be of concern. Jones stated Sealed Air is a hygiene chemical company (manufacture cleaning chemicals) and all of the chemical storage is segregated and all of their waste is disposed of off-site. All chemicals are contained within the building and there is no outside storage.

#### **6A - Public Comments**

Diana Lesnjak, 4421 Harvest Ln, asked if any of the cleaning chemicals will be ventilated into the air?

Andrew Gober, Sealed Air, replied no. There would only be minor exhaust and nothing that will impact the environment or neighborhood.

Schattner asked if the business would be changing the exterior signage. Jones replied they will face the existing signage to match the exterior of the building.

Rick Keonig, Rite Engineering, 8719 Industrial Dr, stated as a business in the Industrial Park he is in favor of the proposed business and that it is a wonderful opportunity to bring good paying jobs to Caledonia.

Public hearing for 6A closed at 6:39 p.m.

**6A - Recommendation on Public Hearing**

Motion by Knitter to approve the request for conditional use to occupy an existing industrial building and site with professional offices and research and testing laboratories, 8809 Industrial Drive, Sec. 34, T4N, R22E, Village of Caledonia, Racine County, WI. Sealed Air, applicant, with the draft conditions outlined in Czuta's memo dated February, 21, 2017. Folk seconded. Motion carried.

**7. Adjournment**

Motion by Michalski to adjourn. Seconded by Knitter. Motion carried. Meeting adjourned at 6:41 p.m.

Respectfully submitted,

Sara Spencer  
Deputy Clerk