

1. Meeting called to order

President Dobbs called the meeting to order at 6:01 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Wanggaard, President Dobbs, Jonathan Schattner, Bill Folk, Joseph Minorik, and Duane Michalski.

Absent: All in attendance.

Also Present: Development Director Peter Wagner

3. Approval of Minutes

Motion by Trustee Wanggaard to approve the minutes from the January 6, 2020 Plan Commission meeting. Seconded by Duane Michalski. Motion carried unanimously.

4. Citizens' Comments

No comments were made.

5. Public Hearing Items followed by Commission Recommendations

**A. CONDITIONAL USE – Request for a conditional use to expand the parking lot for Amston Supply located at 7213 USH 41, submitted by Steven Hribar, Owner Hribar Holdings LLC.
(Parcel ID No. 104-04-22-07-100-000)**

Peter Wagner read from his Staff Report:

In April of 2017, the Village Board approved Resolution No. 2017-20, allowing the expansion of a truck and trailer parking lot located at 7213 USH 41. Since that time, the business has seen considerable growth. As a result, the applicant is requesting approval for the expansion of a parking lot on the eastern portion of the property.

Currently, the property has approximately 12 acres of undeveloped land on the eastern portion of the site. Of those 12 acres, the applicant proposes to develop approximately eight acres for parking of trucks and trailers related to the existing business. The remaining four acres are located along the northern portion of the parking lot to be utilized for storm water retention and open space. The applicant intends to construct stormwater retention ponds and retain as much of the existing trees and vegetation on the site along the northern edge. Areas between the ponds and parking lot will be maintained as turf. As illustrated on the site plan, this area will be partially screened by existing vegetation that currently exists along the north lot line. The applicant is not proposing any kind of lighting in this section of the parking lot, however, if lighting were to be installed, they will be required to submit a lighting plan and meet lighting regulations per Village Code.

Prior to Plan Commission review, the applicant submitted a storm water management plan and site grading plan for review before the Caledonia Utility District Board. The Caledonia Utility District Board approved, with conditions, the proposal at their December 4, 2019 meeting.

Staff has reviewed and determined that the proposed parking lot expansion is allowed by the underlying zoning and complies with zoning requirements. Approval is recommended subject to conditions as presented.

Public Hearing opened: 6:05 p.m.

5A - Public Comments

President Dobbs asked three times if anyone wanted to speak in favor of this proposal. No one came forward.

Steven Hribar – 7213 US 41- stated he will answer any questions or concerns.

President Dobbs asked three times if anyone wanted to speak against this proposal.

Sandy DeWalt – 13212 6 ½ Mile Rd – lives on North side across the street – wondered if all the commercial growth is affecting the decreasing of property values in the surrounding area. Has concerns about shining glares/reflections and noises coming from vehicles. Questions if working time restrictions will be put in place.

Jodi Switalski – 13222 6 ½ Mile Rd – Sandy DeWalt spoke for Jodi Switalski – expresses the same concerns, with the addition questioning the restrictions of operations due to safety and security in her home.

Public Hearing Closed: 6:18 p.m.

5A. Commission Deliberation

Village Plan Commission members discussed concerns about the applicant’s proposal, such as the operating after work hours between midnight to 4:30am. Is the proposed parking lot going to be paved; will the east side road access be gated to control the traffic after working hours; and the noise nuisances from the running of refrigerated/reefer trucks in the proposed parking lot.

The applicant said, yes there will be operations conducted after working hours, explaining the work of trucking companies is a continuous 24-hour a day working operation. The paving of the parking lot will consist of a gravel bottom layer and 3-inches of compressed crushed asphalt for the top layer to control dust. No gate will be installed in case any emergency vehicles need to access the area. In response to the trucks carrying refrigerated goods the applicant said they will continue to run if needed.

Commissioner Schattner proposed the following conditions to be added as part of approval:

- 20.) Vehicle Storage. Vehicles stored in the Phase III parking lot shall be in working and road worthy condition. Vehicles include but are not limited to new and used dry van trailers, dump trailers, tank trailers, flat bed trailers, drop deck trailers, log trailers, grain trailers, tank trailers, and semi-trucks.
- 21) No Automotive Parts and Fluid Storage. No storage of vehicle parts or vehicle fluids, such as but not limited to, oil, anti-freeze, truck parts and tires.

President Dobbs asked if anyone has a recommended motion:

Jonathon Schattner - motioned to recommend that the Village Board approve a conditional use for the expansion of a parking lot at 7213 Hwy 41 for the storage of trucks, trailers and equipment related to Amston Supplies for the following reasons: 1. The proposed use is allowed by underlying zoning through the conditional use process. 2. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district. 3. The proposed expansion of the truck and trailer parking is necessary to support business growth. 4. The parking lot expansion is subject to conditions 1-21 as presented in the January 27, 2020 staff report. 5. Vehicles include, but are not limited to, new used and distressed dry van trailers, dump trailers, tank trailers, automobiles, flat bed trailers, drop deck trailers, log trailers, grain trailers and semi-trucks. The additional lot space will provide parking for approximately 357+ vehicles depending on their size.

Thomas Knitter seconded per. Motion carried unanimously.

6. Non-Public Hearing Items

A. Volunteers/Appointments for the 2050 Comprehensive Planning Sub-Committee

Bill Folk, Jonathon Schattner, Joseph Minork volunteered.

7. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Duane Michalski. Motion carried unanimously.
Meeting adjourned at 8:07 p.m.

Respectfully submitted,
Erika Waege
Building/Engineering Admin