

1. Meeting called to order

President Dobbs called the meeting to order at 6:09 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin via Zoom.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Wanggaard, President Dobbs, Jonathan Schattner, Joseph Minorik and Tim Just.

Absent: Bill Folk was absent.

Also Present: Development Director Peter Wagner, Public Works Director Tom Lazcano and Trustee Fran Martin.

3. Approval of Minutes

Motion by Joseph Minork to approve the minutes from the June 29, 2020 Plan Commission meeting. Seconded by Thomas Knitter. Motion carried unanimously.

4. Citizens' Comments

No comments were made.

5A. Public Hearing Items followed by Commission Recommendations

5A. CONDITIONAL USE/BSO REVIEW – Review a request for a conditional use to construct a 160-foot cell tower located at 7706 W. River Road submitted by Keith Nyman, Applicant, Ken McKellips, Owner. (Parcel ID No. 104-04-22-10-008-000)

Peter Wagner read from his report:

The applicant is requesting approval of a conditional use and building, site, and operation plans for a wireless communications tower facility located at 7706 W. River Road. The tower will be 160-foot tall and include a 5-foot lighting rod and located in the western (rear yard) portion of the property. At the base of the tower, there will be equipment cabinets and an exterior backup power generator on a concrete pad enclosed in a 50'x50' fenced area as shown on the submitted site plans.

This tower is being constructed to replace a nearby telecommunications array located on the nearby American Transmission Tower located 160 yard north of the proposed location. The applicant supplied a narrative and site plan explaining the project proposal.

The proposed tower complies with the Title 16, Chapter 9: Mobile Tower Siting regulations of the Village Municipal Code. Engineering had no concerns or issues with the proposed siting of the facility. If the Plan Commission is comfortable with the proposed communications tower, staff has drafted a suggested motion for consideration.

5A. Public Hearing opened: 6:23 p.m.

5A. Public Comments

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

None.

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

None.

5A. Public Hearing Closed: 6:25 p.m.

5A. Conditional Use/BSO Review:

Plan Commission asked the applicant Keith Nyman if other locations were considered and questioned if a light is required at the top of the cellular tower. Nyman said no other locations were available and placing the tower here won't disturb any agricultural ground and the tower would be under the 200-foot light requirement placed at 165 feet. The Commission had asked if the neighbors had been notified before the meeting. They also expressed concern as to what type of generator would be used and how often it would be tested. Wagner confirmed notices of the public hearing were sent out in a timely matter. Nyman explained the backup generator would be diesel ran and only used if after the 8-hour battery backup system ran out. The testing would be done once a month during the morning/mid-day hours.

Motion:

Jonathon Schattner motioned to approve the conditional use and building, site, and operational plan for the construction of a 160-foot cell tower for the property located at 7706 W. River Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use will not adversely affect the surrounding property values.

Joseph Minorik seconded motion.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Tim Just	AYE
Joseph Minorik	AYE
President Dobbs	AYE
Jonathon Schattner	AYE

Motion passed, 6/0. unanimously

5B. Public Hearing Items followed by Commission Recommendations

5B. CONDITIONAL USE/BSO REVIEW – Review a request for a conditional use and site plan to construct a multi-tenant commercial building located at 4959 Douglas Avenue, Lee Jaramillo, Agent, WisDOT & Johnson Financial Group, Owners. (Parcel ID Nos. 104-04-23-29-138-000 & 104-04-23-29-151-000)

Peter Wagner read from his report:

The applicant is proposing to construct a 5,328 square-foot multi-tenant commercial development on the parcels located at 4959 & 4917 Douglas Avenue. Per code, any development located within fifty feet of a County Trunk Highway requires a conditional use. Furthermore, prior to any permits being issued, the applicant will be required to join the two parcels.

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The proposed building will be designed to house three commercial tenants as permitted in the B-2, Community Business District. The exterior materials of the building will include a combination of brick, glass, wood plank cladding, and smooth faced Nichiha Panels. The largest tenant space located on the north end of the building will be designed to accommodate a drive thru oriented business. Since there will be a drive thru service, the drive thru lane will wrap around the back of the building. The east elevation of the building will have illuminated menu boards. In addition to the menu boards, the applicant has illustrated where signage could be located for future tenants. Approval of the plan does not include approval of any signage. Future tenants will be required to comply with Village sign regulations. The north tenant space will have an outdoor dining patio that will be fenced.

Parking for this site consists of 41 stalls, 3 which are handicapped as illustrated on the site plan. Per code, one stall per every 150 square feet of retail area is required. Therefore, a minimum of 36 stalls would be required for this development. Parking lots over 25 stalls require handicap parking, which this development incorporates. The applicant is asking for an allowance to construct 9'x18' stalls instead of 9'x20'. The smaller stall dimension is a common dimension used in other municipalities and allows for a wider aisle for traffic to flow safely. This accommodation is outlined in the conditions of approval in Exhibit A. There is dual access to the site. The southern access point is in line with the bank entrance across the street and the northern access is a shared access point with Johnson Bank. WisDot has agreed to allow access on the southern end of the site.

Due to the small size of the site, the applicant is proposing to locate the dumpster facility in the front yard. This location provides the best access and safety as it relates to both access to the dumpster and for the drive thru access. They propose to construct the dumpster enclosure with similar a planking material. Staff would recommend the planking be similar in nature to the cladding used on the building and look similar to the bottom-right illustration included in your packet. To minimize the view of the dumpster from the public view, the applicant is proposing to screen the dumpster on the west and south elevations with compact dogwood vegetation.

Landscaping on the site incorporates a combination of deciduous and evergreen vegetation along with some perennials and ornamental grasses. On the east elevation, the plan shows evergreen trees along the drive thru lane and incorporates ornamental grasses to buffer vehicle lights to the east. The southern parking lot has shrubs placed in areas to minimize headlight glare to the south. Since this area is designated for snow storage, there is less vegetation along the parking lot edge. The Plan Commission has discretion to revise the plan to require additional plantings in the south buffer yard.

Included with this report is a site grading plan review from Engineering explaining what steps that are required prior to building permits being issued. Due to the size of the site, the applicant is proposing underground stormwater storage facility to accommodate stormwater management. Location of the underground storage tank is illustrated on the C510 plan. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

5B. Public Hearing opened: 7:12 p.m.

5B. Public Comments

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

Fran Martin, 5630 5 Mile Rd – is for the growth of commercial business along Hwy 32 but would like to see the placement of the dumpster away from the entrance of the property.

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

No one came forward.

5B. Public Hearing Closed: 7:21 p.m.

5B. Conditional Use/BSO Review:

Plan Commission had concerns for the placement of the screened in dumpster and suggested change in location. They asked if there was a plan for the screening of the rooftop mechanicals and questioned the sizing of all vegetative screening. Commission members expressed concern with the conjunction and combining of the entrance and exit access with Johnson Bank and the proposed building during busy traffic hours. Applicant Lee Jaramillo stated there were discussions with the developers, designers and tenants as to where the screened dumpster should be located and put all scenarios into their final decision. Falamak Nourzad (architect) - Continuum Architects & Planners 751 N. Jefferson St, Milwaukee, WI 53202 explained all the rooftop mechanicals would be placed out of sight from the public behind the 3-foot tall parapet wall.

Motion:

Thomas Knitter motioned to approve conditional use and the building, site, and operations plan for a 5,328 square-foot commercial building be approved with conditions in Exhibit A for the properties at 4959 & 4917 Douglas Avenue for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. This use will not adversely affect the surrounding property values.
3. All rooftop mechanical equipment must be screened by public view.

Tim Just seconded motion.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Tim Just	AYE
Joseph Minorik	NAY
President Dobbs	AYE
Jonathan Schattner	NAY

Motion passed, 4/2.

5C. Public Hearing Items followed by Commission Recommendations

C. CONDITIONAL USE & NONMETALLIC MINING PERMIT – Review a request for conditional use permit and nonmetallic mining permit to allow for the continued operation of an existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village’s ordinances entitled “Regulation of Nonmetallic Mining” (Title 7, Chapter 11) and “Explosives and Blasting” (Title 7, Chapter 10). Applicants are subject to Art. VI. Div. 30 M-4 Quarrying District (partially existing and partially proposed), Sec. 20-1228 Mineral extraction, Chap. 20, Zoning, and Chapter 12.5 Nonmetallic Mining Reclamation, Racine County Code of Ordinances, as applicable to the Village of Caledonia. Payne And Dolan Inc., Owner; Payne And Dolan Inc., Applicant. (Parcel ID Nos. 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000, & 104-04-23-28-071-000)

Peter Wagner read from his report:

The applicant is requesting a conditional use permit and nonmetallic mining permit extension for the property located at 1501 3 Mile Road to allow the further development of an existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village’s ordinances entitled “Regulation of Nonmetallic Mining”.

In 2018, the Village approved the expansion of the existing quarry with conditions. Condition 6: Permit Duration states:

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Permit Duration. This permit is granted for a two-year period, after which a two-year extension may be granted by the Village of Caledonia Plan Commission and Village Board upon request of the applicant. However, no such extension or permit renewal will be granted unless this project is in reasonable compliance with the conditions of this approval. An onsite evaluation by this office will determine compliance. In two years, the applicant must reapply for an extension of the conditional use permit and site plan review permit or completely restore the quarry in compliance with the submitted restoration plans. The applicant must continue applying for a renewal of its nonmetallic mining permit on a biennial basis and explosives use permit on an annual basis.

The applicant has demonstrated compliance with all conditions outlined in Exhibit A. Staff has updated the conditions of approval to reflect the changeover from County to Village administration of planning and zoning.

5C. Public Hearing opened: 7:54 p.m.

5C. Public Comments

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

No one came forward.

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

Fran Martin, 5630 5 Mile Rd – neither for or against this proposal, she just had concerns related to people being properly notified.

Peter Wagner responded to Trustee Martin there were approximately 206 public hearing notifications sent out within a 300-foot radius.

Jerry Hooyman, 3900 Wilshire Dr – spoke that he didn't receive notification of the public hearing and expressed his frustration. He stated he still is waiting on his public records request of the blast readings from the previous blasts.

Peter Wagner replied to Hooyman about receiving a notification and that his property is 478 feet away.

Jody Springer, 729 Imperial Dr - asked who would be fixing damaged homes; how do we determine if the damage was due to the blasts; are we to be notified or can we be notified of blasts and how far in advance would we find out; who do we sue the city or the company for damages.

5C. Public Hearing Closed: 8:04 p.m.

5C. Commission Deliberation

Clint Wiener – Land Resources Manager for Payne and Dolan – numerous notices had been sent out for the rerouting of Charles St, for the option to have pre-blast surveys sent to property owners to receive emails or texts, 2-hours prior to the blasts being performed that day. He stated blast reports are sent regularly to the Village of Caledonia after performed blasts. Wiener said currently the only location that has a complaint form available is the City of Franklin via their website. He stated if the Village of Caledonia would like something similar we would surely work with the Public Works Department to create that.

Plan Commission members stated that the public should take advantage of the pre-blast surveys to receive those notifications and if issues arise after those blasts to contact Payne and Dolan right away to try to fix the problem. They stated the Village of Caledonia should contact the City of Franklin and speak with them on their processes

and procedures to create something similar. The Commission members also said Wisconsin does go from -25 degrees to 105 degrees at any given time throughout the year which causes settling and could damage any property.

President Dobbs asked if anyone has a recommended motion:

5C Conditional Use & Non-Metallic Mining Permit Extension Motion:

Thomas Knitter motioned to approve and recommend to the Village Board that the conditional use and nonmetallic mining permit subject to the conditions attached hereto as Exhibit A for the property located at 1501 3 Mile Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use, with conditions, meets the standards set forth under Sec. 20-1182, adopted under Title 16 of the Village's Code of Ordinances;
3. The applicant agreed to meet all of the requirements and conditions to be imposed by the Village; and
4. For the same reasons set forth in Plan Commission Resolution No. 2018-75 and Resolution No. 2018-78.

Jonathan Schattner seconded motion.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Jonathon Schattner	AYE
Joseph Minorik	AYE
President Dobbs	AYE
Tim Just	AYE

Motion passed, 6/0. unanimously

6. Non-Public Hearing Items

A. BSO REVIEW – Review a proposal to construct a 51,756 square-foot addition to an existing building located at 12725 4 Mile Road submitted by, Curtis Schroeder, Central Storage & Warehouse, Owner. (Parcel ID No. 104-04-22-30-015-201)

Peter Wagner read from his report:

The applicant is requesting approval of a building, site, and operation plan for the construction of a 51,756 square-foot addition to the existing building located at 12725 4 Mile Road. In 2018, the Village approved of the construction of a 115,229 refrigerated warehouse building with loading docks with conditions.

The addition will be same height as the original building and use the same exterior materials which are 6” and 8” insulated metal panels. These materials will be the same color as the original building. There will be seven load docks on the west side of the building and one on the east side of the addition. The applicant stated that no additional waste materials are expected as a result of this addition, therefore no outdoor dumpsters are proposed with this addition. All waste collection bins are currently stored inside the building and will continue to be kept indoors once the addition is operational. No mechanicals area shown on the elevation drawings. As was required in the original conditions of approval, all mechanicals should be screened from public view. No additional lighting is being proposed at this time. If any lighting is added to the site, the applicant will be required to submit a lighting plan which will be required to meet all Village lighting regulations. The current parking lot consists of

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23 spaces. Per code, the minimum number of parking stalls for warehouse use is one stall for every two employees on a twelve-hour shift. The proposed parking is adequate for the number of employees on a 12-hour shift. As illustrated on submitted plans, concrete and heavy-duty asphalt will be used for the paved areas on the site and will include curb and gutter as required as part of the conditional use permit approved in 2018.

As this addition is located behind the building, landscaping requirements are minimal. The applicant is proposing to add three trees to the site. Two on the southwest end and one at the driveway entrance on the east side of the property. Per the conditions of approval of the first phase of this development, trees must have a minimum height of seven feet. The applicant is proposing a 2.5” caliber trees or approximately eight feet tall which complies with conditions of approval.

Included with this report is a site grading plan review from Engineering explain what steps that are required prior to building permits being issued. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

6A. Commission Deliberation

Plan Commission expressed concern about the screening of the mechanicals.

Curtis Schroeder (architect) Consolidated Construction, 4300 Richmond St, Appleton, WI – explained the creation of walls around the mechanicals would be the same materials used on the building to screen them.

Thomas Knitter motioned to approve and recommend to the Village Board that the building, site, and operational plan for the construction of a 51,756 square-foot addition to the existing building located at 12725 4 Mile Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.

Tim Just seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Tim Just	AYE
Joseph Minorik	AYE
President Dobbs	AYE
Jonathon Schattner	AYE

Motion passed, 6/0. unanimously

6B. EXTENSION – Review a request for a 3-year extension of the preliminary plat approval for Hunter’s Reserve Subdivision submitted by Harold DeBack.

Peter Wagner read from his report:

The applicant has requested another 3-year extension for the approval of the preliminary plat for Hunter’s Preserve which is located on the east side of Highway V, approximately 1,100 feet north of Highway G. The subdivision is comprised of two vacant lots that are approximately 95.25 acres. The preliminary plat proposed 17 single-family lots. No changes to the plat are being proposed. A similar request was made in 2017. Included with this report is a copy of the 2017 extension request, which provides additional history regarding the plat. The extension expires September 2020 and the

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applicant does not intent to construct the subdivision at this time. Staff does not have opposition to the request but recommends that any extension of the plat require the developer to meet current Village development standards.

6B. Commission Deliberation

Plan Commission spoke about the duration of time and multiple extensions the applicant has asked for.

Jonathon Schattner motioned to approve and recommend the Village board that a 3-year extension of the preliminary plat approval for Hunter’s Reserve with the condition that the development is constructed to Village standards at the time of construction and is in compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations at the time of submission of the final plat for approval. In addition, this will be the last extension granted.

Thomas Knittner seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Jonathon Schattner	AYE
Joseph Minorik	AYE
President Dobbs	AYE
Tim Just	AYE

Motion passed, 6/0. unanimously

6C. RESOLUTION PC2020-02 – Resolution Of The Plan Commission For The Village Of Caledonia Finding That The Proposed Sale Of A Village Owned Property Located At Parcel No. 104-04-22-04-258-000, 10201 Caddy Lane Is Not Inconsistent With Village Plans And To Recommend The Sale

6C. Commission Deliberation

Plan Commission stated to add the accessory structure onto parcel 1 and only be used for personal not business usage.

Thomas Knitter motioned to approve Resolution PC2020-02 - Resolution Of The Plan Commission For The Village Of Caledonia Finding That The Proposed Sale Of A Village Owned Property Located At Parcel No. 104-04-22-04-258-000, 10201 Caddy Lane Is Not Inconsistent With Village Plans And To Recommend The Sale with the following condition that the parcels are to be joined and the existing structure be used for personal use only.

Tim Just seconded motion. Motion carried unanimously.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Jonathon Schattner	AYE
Joseph Minorik	AYE
President Dobbs	AYE
Tim Just	AYE

Motion passed, 6/0. unanimously

6D. CONCEPT PLAN – Review a concept plan for a certified survey map (CSM) submitted by Jerome Bartly for the parcels located along 5725 Charles Street. (Parcel ID Nos. 104-04-23-21- 29-000, 104-04-23-21-030-000 & 104-04-23-21-031-000)

Tom Lazcano read from memorandum:

The Engineering Department has received a Concept Plan for a Certified Survey Map (CSM) from Jerome Bartley. The Concept Plan is for three properties located along Charles Street in the Village of Caledonia. The existing properties are approximately 8.369 acres in size. There is approximately 323 feet of frontage along Charles Street.

The existing parcels currently contain two homes with outbuildings, farm field, a small area of wetlands and a large wooded area on a landlocked parcel.

This Concept Plan is for the creation of two lots on the parcel. Lot 1 would be ~7.673 acres and would remain as a single-family home with outbuildings and the farm field and large wooded area. Lot 2 would be ~.696 acres in size and would contain a single-family home with outbuildings.

The property is located within the Sanitary Sewer & Water Service Area. Both lots are already buildout and are connected to utilities.

The properties currently have R-3 and R-4 Zoning Classifications. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. R-4 Zoning requires 75 feet of frontage and 10,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential. Both Lots on the Concept Plan would stay in line with the Zoning and Comprehensive Land Use Plan.

With this submittal there is 1 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a flag lot.

In regards to Waiver/Modification request #1, the Concept Plan is proposing the creation of flag lot for Lot 1. The owner of the three properties wishes to combine the rear portion of one lot and a large landlocked parcel with the center lot. Doing so would create a flag lot but would also eliminate a landlocked parcel. The opportunity to eliminate a landlocked parcel is why the Engineering Department is in support of this concept plan.

6D. Commission Deliberation

Thomas Knittner motioned to Move to approve the Concept Plan subject to the following:

- The Final CSM is subject to the Land Division per Lot fee.
- The approval of Wavier/Modification Request #1.
- A Pre-Development Agreement for a CSM will need to be entered into for review and approval of the final CSM.
- An approved grading will be needed and the storm water management plan may need to be needed if disturbance or impervious surface area thresholds are met.
- A wetland delineation will need to be performed on the entire property.
- The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Trustee Wanggaard seconded motion.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Jonathan Schattner	NAY
Joseph Minorik	AYE

President Dobbs	AYE
Tim Just	AYE

Motion passed, 5/1. unanimously

6E. E. CONCEPT PLAN – Review a concept plan for a certified survey map (CSM) submitted by Kevin Novak for the parcel located at 4218 5 Mile Road. (Parcel ID No. 104-04-23-18-300-070)

Tom Lazcano read from memorandum:

The Engineering Department has received a Concept Plan for a Certified Survey Map (CSM) from Kevin Novak. The Concept Plan is for a property located at 4218 5 Mile Road in the Village of Caledonia. The existing property is approximately 8.59 acres in size. There is approximately 343 feet of frontage along 5 Mile Road.

The existing parcel currently contains a home with detached garage, farm field, a small area of wetlands and a wooded area which is listed as a Primary Environmental Corridor.

This Concept Plan is for the creation of two lots on the parcel. Lot 1 would be ~8.13 acres and would remain as a single-family home with detached garage. Lot 2 will be ~.459 acres in size and the owner would like this parcel to go to one of his children to build a single-family home.

The property is located within the Sanitary Sewer & Water Service Area. Lot 2 will need to connect to sanitary sewer and water services at the owner's expense.

The property currently has an R-3 Zoning Classification. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential. Both Lots on the Concept Plan would stay in line with the Zoning and Comprehensive Land Use Plan.

With this submittal there is 1 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a flag lot.

In regards to Waiver/Modification request #1, the Concept Plan is proposing the creation of flag lot for Lot 1. The existing property ~1,240' deep so this makes the subdividing the lot impossible without a waiver/modification request for either a flag lot or exceeding the 2.5 to 1 max length to width ratio. It should be noted that the rear ~550' of the Lot is a wooded Primary Environmental Corridor so development in the rear of the lot would be very difficult. There were also similar land division 2 lots to the west and 3 lots to the east of the property.

6E. Commission Deliberation

Plan Commission asked if it would require additional Right-Of-Way (ROW). Lazcano replied this is only a concept plan but agreed to look further into it. Commissioners also expressed concern about the size of the lot and adding an additional curb cut.

Move to approve the Concept Plan subject to the following:

- The Final CSM is subject to the Land Division per Lot fee.
- The approval of Wavier/Modification Request #1.
- A Pre-Development Agreement for a CSM will need to be entered into for review and approval of the final CSM.

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- An approved grading will be needed and the storm water management plan may need to be needed if disturbance or impervious surface area thresholds are met.
- Connection to Village Sanitary Sewer and Water system will be required.
- A wetland delineation will need to be performed on the entire property.
- The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.

Tim Just seconded motion.

ROLL CALL

Thomas Knitter	AYE
Trustee Wanggaard	AYE
Tim Just	AYE
Joseph Minorik	NAY
President Dobbs	AYE
Jonathan Schattner	NAY

Motion passed, 4/2.

7. - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Jonathan Schattner. Motion carried unanimously. Meeting adjourned at 9:10 p.m.

Respectfully submitted,
Erika Waege
Building/Engineering Admin