

**MINUTES OF THE VILLAGE PLANNING COMMISSION MEETING
October 16, 2019**

The meeting of the Planning Commission of the Village of Slinger was called to order by Chairman Brandt at 300 Slinger Road, Slinger, WI, at 6:30 pm on Wednesday October 16, 2019 in accordance with the Notice of Meeting delivered to the members on Friday, October 11, 2019.

1. Roll Call & Notice of Meeting:

Plan Commission Members

Present - Russell Brandt, Chairman, Diana Behrend, Elida Erovick, Lee Fredericks and Tom Lehn

Absent - Monica Ammerman and Robert Stuetzgen

Also Present: Village Administrator Margaret Wilber, Village Planner Marty Marchek, Village Engineer Jim Haggerty and Village Clerk Tammy Tennes

Chairman Brandt informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all that requested same and posted in three public locations.

2. Approval or Correction of Minutes:

A. Planning Commission Minutes from 9-18-2019

Motion Fredericks/Behrend to approve the Planning Commission minutes of 9-18-2019 as presented. Motion passed.

3. Public Hearing & Action Thereon:

A. Consider request from Emery Management LLC/Blast Craft Services Inc. to rezone a .50 acre area fronting along the south side of W. Commerce Blvd/STH 60 and west of E. Washington St./STH 175 from the B-2 Commercial District to the M-2 General Manufacturing District.

Chairman Brandt announced the reason for the public hearing and Clerk Tennes read the notice of public hearing. She stated that all publication requirements had been met and no written comments had been received prior to the meeting.

Chairman Brandt opened the hearing up for public comment at 6:46pm and there being no comment the hearing was closed.

Administrator Wilber provided the Commission with the history of this property and how the zoning issue came about. She noted that when Blast Craft purchased the subject area, they were unaware of the B-2 zoning status which would not permit the area to be used as they intended. Administrator Wilber also stated that staff had received calls, complaining about how unsightly the outside storage looked.

Motion Lehn/Fredericks to forward to the Village Board for their action to rezone a .50 acre area fronting along the south side of Commerce Blvd/STH 60 and west of E. Washington St./STH 175 from the B-2 Commercial District to the M-2 General Manufacturing District. Motion passed.

4. Unfinished Business & Action Thereon: None

5. New Business & Action Thereon:

- A. Consider request from Emery Management LLC/Blast Craft Services Inc. to allow temporary use of property for unscreened outdoor storage of stone products along the south side of W. Commerce Blvd/STH 60 and west of E. Washington St/STH 175 and referral of Zoning Administrator related thereto.**

Planner Marchek noted that the Building Inspector/Zoning Administrator had provided a letter dated 10/07/19 requesting the Planning Commission's approval to allow temporary use of the subject .50-acre area for unscreened outdoor storage of stone products.

Discussion was held about the placement of the material being kept outside and Blast Craft Services future plans for storage which will be in a screened area further from the street. It was noted that Blast Craft Services is asking to temporarily store their material outside unscreened for approximately 8 months, until June 1, 2020.

Motion Fredericks/Behrend to approve the request from Emery Management LLC/Blast Craft Services Inc. to allow temporary use of property for unscreened outdoor storage of stone products along the south side of W. Commerce Blvd/STH 60 and west of E. Washington St/STH 175 until June 1, 2020. Motion passed.

- A. Request from property owner Corey Tousey to review the concept of amending the B-1 Business District to permit indoor self-storage use at 101 Kettle Moraine Drive South.**

Planner Marchek stated that this matter was briefly discussed at a recent Village Board meeting and was referred to the Planning Commission for conceptual review in response to Mr. Tousey's request. He provided the Commission with a map showing that the B-1 Business District covers the area along Kettle Moraine Drive from the Wolf Oil historic office building northward to Bergmann's Mattress Store and along Washington Street from the laundromat to about St. Peter's Church site. Planner Marchek stated that Mr. Tousey's building is typical of many of the older late 1800's commercial buildings in this area and conversion of space in these older buildings to commercial storage use would require compliance with the current International Building Code applicable to existing buildings. He noted that it is likely that substantial upgrades would be required to meet these code requirements and the Building Inspector has provided a letter to the Commissioners listing some of the required changes to the building if Mr. Tousey was to pursue his concept of indoor self-storage.

Mr. Corey Tousey and Mr. Adam Boyung appeared before the Commission to discuss their concept of amending the B-1 Business District to permit indoor self-storage use at 101 Kettle Moraine Drive South. Mr. Tousey and Mr. Boyung discussed their vision of beautification for the downtown area. They appreciated the letter from the building inspector stating what would

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need to be completed before their concept can be considered. They stated that they would review the list and see if their concept is financially feasible.

6. Adjourn Meeting:

Motion Lehn/Fredericks to adjourn at 7:28pm. Motion passed.

Approved By:

Russell Brandt, Chairperson

Drafted by: Tammy Tennes, Village Clerk

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