

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
MARCH 14, 2024 MEETING MINUTES**

President Jeanne Bellile called the meeting to order at 6:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Members present: Dave Moe, Tom Banker, Barry Hoff, Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, Ryan Hansch, and Roger Retzlaff.

Members absent: None

Officials/Staff present: Administrator Nathan Treadwell, Clerk-Treasurer Jane Booth, and Brian Wiedenfeld from MSA

Discussion and possible action on 2-15-2024 planning and zoning commission minutes

Motion [Hoff/Arendt VandenHeuvel] to approve the 2-15-24 meeting minutes.

Unanimous voice vote, motion carried.

Public Hearing on Preliminary Plat "Terrace Manor"

Motion [Arendt Vanden Heuvel/Banker] to open the public hearing. Unanimous voice vote. Motion carried.

Jeff Miles, W7542 Cross Country Lane, said he is here to help answer any questions.

Julie Holz, 700 Grandview Road, said this is butting up to her property and we have a lot of concerns, the property values, and the blasting. One concern is the water runoff, what will be done with the runoff? Possibly of a fence being put up for a border and or privacy.

Administrator Treadwell said there is a storm sewer runoff in the plans. As of right now, there aren't any plans for a fence.

Jim Sehloff, from Davel Engineering – the head surveyor of this project said he had multiple developers see the layout for this. This is single family homes. Out lot 1 is being looked at for a potential park, as the village owns it. There is a high amount of ledge rock there.

Patty Martins, 714 Grandview Road, asked about the size of the lots.

Zach Johnson 700 Grandview Road, asked about any blasting that will be done.

Jim Sehloff, Davel Engineering, said the only lots that will need blasting will be lots 1-5.

Dennis Jochmon, 517 N Westhill Blvd, Appleton, said this is by far the best alternative for this site.

Jim Sehloff, Davel Engineering, said that these houses will be on village sewer and water.

Administrator Treadwell said that there will be sidewalks.

John Martins, 714 Grandview Road, asked about the elevation.

Jim Sehloff, Davel Engineering, said he will do his best to match the elevation that is there.

Lonnie Winger, 568 N Nash has a question about her sidewalk goes nowhere, will it be around that whole property corner?

Administrator Treadwell said you will be responsible for the sidewalk in front of your property.

Mary Murphy, 706 Grandview Road, asked if she will get the money back for the special assessment that she just paid.

Administrator Treadwell said no.

Zach Johnson, 700 Grandview Road, said this is such a gorgeous side of town. It will look like an apartment complex.

Close Public Hearing

Motion [Arendt Vanden Heuvel/Hoff] to close the public hearing. Unanimous voice vote. Motion carried.

Discussion and Possible action on Preliminary Plat for Terrace Manor Subdivision

Retzlaff said this has been in the works for 25 years, and no one wanted to touch it because of the ledge rock.

Ryan Hansch said that as a homeowner that had this done recently, he can certainly sympathize with them.

Arendt Vanden Heuvel asked about the plat and what are we actually approving here tonight?

Nathan said we need a motion for a recommendation to the board to either approve or deny the preliminary plat.

Administrator Treadwell said we have lots that aren't selling with village water and sewer and they are larger lots.

Motion [Retzlaff/Moe] to recommend approving the preliminary plat to the Village Board. Unanimous voice vote, motion carried.

Discussion and Possible action on Industrial Park Variance for Great Lakes Equine

Administrator Treadwell said he sent them a letter stating that they are out of compliance in the Industrial Park. The covenants stated that they need asphalt or concrete in the parking lots. Great Lakes Equine has half concrete and half gravel. All of the businesses requested a variance.

Retzlaff said that some complained that they never got the covenants.

Administrator Treadwell said they all received the covenants. We have the documentation, and all the engineering firms were sent it. In the purchasing documents they signed off on it.

Retzlaff said that Tom Cin Metals signed that they would do some gravel.

Administrator Treadwell said that we don't have a huge staff to keep an eye on all of this and the various covenants.

Arendt Vanden Heuvel asked what prompted this?

Administrator Treadwell said a neighbor complained of the dust.

Richard Gruenewald said that on the original plat map they had it to be all asphalt, and they don't have any asphalt anywhere. This is phase 2 and they are required to have their driveways and parking lot paved, unless they have a variance.

Arendt Vanden Heuvel asked if there were any variances or conditional use on file.

Administrator Treadwell said there are none on file.

Ryan Hansch said his thoughts are why didn't they follow the plan?

Richard Gruenewald said that he lives right next to the Industrial Park, and they are good neighbors. I have gotten complaints from neighbors that have 2 inches of sand in their swimming pool because of the dust. There were hundreds of little pine trees planted along the berm. I am not sure if they all survived. Tom Cin metals planted a group of 3 trees and a fence, and then again, three trees and a fence, but then the fence broke and so on.

The biggest complaint I get is about the dust. All of them said they were going to pave, and they didn't.

Barry Hoff said you are setting yourself up for the future and the precedent we are setting.

Administrator Treadwell said that the complaints that came in were that they knew they are supposed to be paved and they are not.

Motion [Hoff/Gruenewald] to recommend denial of the variance to the village board.
Unanimous voice vote, motion carried.

Discussion and Possible action on Industrial Park Variance for WGB

Motion [Moe/Arendt Vanden Heuvel] to recommend denial of the variance to the village board. Unanimous voice vote, motion carried.

Discussion and Possible action on Industrial Park Variance for Mil Cor LLC

Motion [Bellile/Banker] to recommend denial of the variance to the village board.
Unanimous voice vote, motion carried.

Discussion and Possible action on Industrial Park Variance for Tom Cin Metals

Motion [Moe/Bellile] made a motion to recommend denial of the variance to the village board. Unanimous voice vote, motion carried.

Discussion on Comprehensive Plan update Draft 2

Brian Wiedenfeld from MSA was here to present the Comprehensive Plan update, draft 2. We will be back in April with the full plan. This is a physical, social, and economic road map of what the village has planned for the next 20 years. There will be a mile and a half buffer all along the outside of the Village limits.

Next meeting will be in April with a lot of pictures. There will also be an open house for the community.

Any other topics for future discussion

None

Adjourn

Motion [Banker/Moe] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 7:38 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer