

MINUTES—PLAN COMMISSION

OCTOBER 14, 2024

1. CALL TO ORDER WITH ROLL CALL

THE MEETING WAS CALLED TO ORDER AT 6:00PM BY CHAIRMAN SCHOPF WITH THE FOLLOWING MEMBERS PRESENT; DARREL LAUTENBACH, FRANK PAUL, PAM KRAUEL, STEVE SCHOPF AND 6 INDIVIDUALS IN THE AUDIENCE. ABSENT, DAVID SCHATNER.

2. ADOPT THE AGENDA

LAUTENBACH MOVED TO ADOPT THE AGENDA, SECOND BY PAUL, MOTION CARRIED.

3. APPROVAL OF MINUTES

SEPTEMBER 9, 2024 MINUTES—LAUTENBACH MOVED TO APPROVE THE MINUTES, SECOND BY PAUL, MOTION CARRIED.

4. OPEN SESSION.

NO DISCUSSION.

5. ARCHITECTURAL REVIEW, PROPOSED THIRTY UNIT EMPLOYEE HOUSING FOR HORSESHOE BAY GOLF CLUB LOCATED AT PARCEL#008-01-02292633 HORSESHOE BAY ROAD.

IN ATTENDANCE IS PETER HURTH, ENGINEER WITH STANTEC INC. AND ANDREW MORAL, MANAGER OF HORSESHOE BAY GOLF. A PUBLIC HEARING WAS HELD ON OCTOBER 10TH WITH NO OBJECTIONS FROM THE AUDIENCE.

THE MIDDLE 10 UNIT BUILDING WILL BE BUILT FIRST. SINCE PUBLIC HEARING THEY WILL ALSO BE ADDING ONE STALL GARAGES THAT WILL BE IN FRONT OF THE UNITS ON THE OTHER SIDE OF THE PARKING LOT. MORAL EXPLAINED TO THE COMMISSION THE NEED FOR AFFORDABLE EMPLOYEE HOUSING. IT WILL BE USED BY YEAR-ROUND STAFF, AND SEASONAL HOUSING FOR STAFF.

THERE WILL BE TWO DOWNWARD LIGHTBULBS OVERLOOKING THE PARKING LOT ALONG WITH ONE AT EACH DOOR ENTRANCE.

IT WAS POINTED OUT THAT THE FIRST 25' OF ENTRANCE TO THE PROPERTY NEEDS TO BE BLACKTOPPED AND THE REMAINDER WILL BE GRAVELED AT THIS TIME.

LAUTENBACH MOVED TO APPROVE THE ARCHITECTURAL REVIEW AS PRESENTED, SECOND BY PAUL, MOTION CARRIED.

6. VARIANCE REQUESTS:

A. PROPOSED ADDITION TO GARAGE WITHIN ROAD RIGHT-AWAY AND 75' SETBACK FROM PUBLIC ROAD LOCATED AT 5895 BAY SHORE DRIVE, PER CHAPTER 3 OF BUILDING CODE.

OWNERS, KIRK PERUCCA & CYNTHIA WORTHY ADDRESSED THE COMMISSION.

LAUTENBACH MOVED TO RECOMMEND DENYING THE VARIANCE REQUEST TO THE TOWN BOARD BECAUSE THERE IS AN AREA IT CAN BE PUT IN THE BUILDABLE AREA, SECOND BY KRAUEL, MOTION CARRIED UNANIMOUSLY.

B. MINIMUM LOT SIZE REQUIREMENT PER CHAPTER 3 OF BUILDING CODE FOR A PROPOSED AUTO/MECHANIC SHOP WITH RESIDENCE AT 4798 HILLSIDE ROAD. OWNERS, SCOTT & ANNA KRAUEL. SCOTT KRAUEL WAS IN ATTENDANCE. PAM KRAUEL NOTED SHE WILL OBTAIN FROM THIS MATTER DUE TO THE RELATIONSHIP OF THE OWNERS.

AT ONE TIME THE GARAGE WAS A BUSINESS ALONG WITH A RESIDENCE. THE FORMER OWNER REMOVED THE RESIDENCE FROM THE PROPERTY AND THE GARAGE IS CURRENTLY BEING USED FOR PERSONAL USE. THE CURRENT OWNERS HAVE MOVED ON A MOBILE HOME. THEY WOULD LIKE TO TURN THE GARAGE PORTION BACK INTO BUSINESS HOWEVER PER CHAPTER 3 OF THE ORDINANCES IT REQUIRES 1.5 ACRES PER RESIDENCES AND OR COMMERCIAL BUILDING WHICH WOULD BE A MINIMUM OF 3 ACRES AND THEY ARE CURRENTLY ON 1.7 ACRES OF LAND. COMMISSION HAD CONCERNS OF SETTING A PRECEDENCE FOR FUTURE DEVELOPMENT.

LAUTENBACH MOVED TO RECOMMEND TO THE TOWN BOARD TO DENY THE VARIANCE, SECOND BY SCHOPF, FOR; LAUTENBACH, SCHOPF, NEY, FRANK PAUL, KRAUEL OBTAINED, MOTION CARRIED.

7. ADJOURNMENT.

KRAUEL MOVED TO ADJOURN, SECOND BY SCHOPF, MOTION CARRIED. 6:50PM.

RESPECTFULLY
PAM KRAUEL