

MEETING MINUTES
Village of Palmyra
PLAN COMMISSION
Wednesday August 28, 2024
Village Clerk's Office – 6:00 p.m.
100 W. Taft St.

The meeting was called to order by Chairperson Gorsegner. Roll Call: Ball, Gorsegner, Holcomb, Scheffner, Sheppard. Holcomb-absent.

Approval of Minutes: Scheffner/Sheppard motion to approve the minutes from June 19, 2024. All ayes-motion carried.

New Business:

1. Discussion/possible action for Land Use Application – Site Plan of Lakeshore Pier Service (DJ Freson, Owner, Freson Properties, LLC) to build an additional shop facility for production of piers and servicing boats at 700 S. Third St (Parcel Number: 171-0516-2244-010). Brad Vowels-Katter from MSA joined the meeting via TEAMS. He reviewed the original application, found out there was some wetland disturbance so there was a wetland delineation required. Due to the proposed expansion, there was more than a 1 acre disturbance. Stormwater management facilities have been added to this site with approval of MSA engineers. Owner DJ Freson speaks: he has a few issues with s/w retentions. The amount of S/W retention that is being required seems excessive to him. Main issue, this is getting very expensive and the #3 S/W basin that is being required along his existing driveway to treat s/w going into the wetland. He says all of the runoff from the roads go to his property and it is unfiltered yet he has to filter the water on his own land. This is valuable space to him. He has a wetland on the property that has been used for decades for runoff. The Village has culverts running to it and all the roads run to it. Brad says that based on the ordinance his current property has preexisting conditions but once he starts adding more impervious areas and changing the water shed drastically and adding a building he has to treat that water according to state statute. His wetland is not an adequate s/w pond. DJ asks why village culverts feed into this wetland. DJ says the area has been restored in the delineated area and DNR approved. If he had kept these 4 parcels separate, he probably wouldn't have had to do all of this, says DJ. Brad says the extent of construction has exceeded what the CUP was originally approved to be from 2020. He understands that he has to have some runoff protection but feels this is very excessive. Brad says that NR151 state statute regulates stormwater management. He can't build on a wetland without a permit, that led to an investigation of what was approved on the CUP from a while ago and our zoning ordinance reinforces this in section 17.14, page 7. DJ asked if the village has any say in this s/w management or if they just listen to MSA? Brad says that MSA checks the engineers drawing and they sign off on this. There are potential flood hazards, if S/W ponds don't hold up then they calculate what needs to be done. Brad says he is leaving this to the engineers to verify to treat the new impervious areas and he can confirm if basin #3 is required for the new or the old buildings. DJ: all of this is based on "capacities" that water could potentially be there. His pond will never fill up, he wants real people in the community to make a common sense decision for what's good for businesses and he hopes they make their own judgement. This S/W issue is never going to get solved here.

DJ says he would like to discuss the other concerns in the memo, the S/W management he will not agree on. Brad says that the Third St. area has an extra driveway so they recommend that the driveway that served the old home be removed. The middle driveway should be abandoned. DJ says that one driveway is already existing and needs it in order to pull 50 ft. barges onto his property. 2 driveways that run right next to each other that

are only separated by 8 ft of grass. If he is forced to get rid of one of the driveways his trucks with large trailers will be forced to back onto Third St., which is very dangerous. The other entrance is on Bluff St., so why can't he keep those. Brad says there should be 50 ft. between driveways based on the speed of this road. DJ says there is 150 ft. between driveways. He could apply for a variance or an exemption. DJ says he has plenty of room for parking spots. 12-15 employees at peak, so plenty of parking spots. Same garbage, one dumpster pick up is where it is now. Nothing new. Ample parking areas. Brad says to just mark on the plan a "general area" of parking areas.

DJ would like the building started and up this fall and winter, he is way behind schedule

Tom and Chuck will visit his property on Thursday at 1 pm. Jill and Tim will go Friday at 1 pm. Then Sept. 4th there could there be a joint meeting with the Village Board.

Brad says the state statute is NOT a recommendation. Calculation in our ordinance says the rate and the quantity or volume over a 10 & 50 yr. storm period, can't have more runoff than that.

Scheffner/Ball motion to adjourn at 7:43 pm. All ayes-motion carried.

Respectfully submitted,

Laurie Mueller
Village Clerk/Treasurer

Minutes approved without corrections on Nov. 18, 2024