



# Village of Grantsburg

## Plan Commission Meeting

### Monday, October 14, 2024

The Plan Commission for the Village of Grantsburg met on Monday, October 14, 2024, at 5:00 p.m. in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin.

Present: Chairman/President Terrance Kucera, Trustee Greg Peer, Members Brent Blomberg, Natalie Finch, Tyler Myers

Absent: Members LuAnn Ebersold, Angie Anderson

Others present: John Erickson, Director of Public Works, Allison Longhenry, Deputy Clerk/Treasurer, Jeremy Bjelland, Mollie Bjelland, Bert Luedtke, Len Chute

**Call to Order** Chairman/President Kucera called the Plan Commission meeting to order at 5:00 p.m. The Pledge of Allegiance was recited.

**Minutes** Motion by Member Blomberg, second by Member Finch to approve the minutes of the August 19, 2024, Plan Commission meeting as presented. Motion passed unanimously.

**Public Hearing: CUP Application and/or Zoning Change from Curt Lee-Maker Happen, LLC, owner and Bjelland Shavings, LLC, applicant to operate a semi & equipment repair shop at 500 S. Robert Street.** Chairman/President Kucera called the Public Hearing to order at 5:07 p.m. Clerk/Treasurer Meyer read the Public Hearing Notice. Chairman/President Kucera asked if anyone wished to speak in favor of the CUP app and/or zoning change request. Jeremy Bjelland, Bjelland Shavings, LLC, 23075 McCune Road, Grantsburg, spoke in favor of bringing growth and expanding opportunities which would be good for the Village and explained they currently deliver wood shavings for animal bedding and would like to open a maintenance shop, not just for their trucks but for the public to bring their trucks for repair. Bjelland said the shavings part of their business would not be a part of this. Len Chute, Edina Realty thought it would be good if something was done with the building, and it would be good for the town. Chairman/President Kucera asked if anyone wished to speak in opposition of the application and/or zoning change. No one spoke. The Public Hearing was closed at 5:10 p.m.

The Plan Commission members were asked to express their thoughts and questions. Trustee Peer thought the business would better fit in the new Industrial Park on the northside of the Village. Member Finch thought a semi repair business would fit in the current B-1 General Business District and did not think the zoning should be changed. Several members agreed stating there are semi-trucks there now and the car dealership that was downtown in the B-1 District did occasionally work on large trucks. Chairman/President Kucera asked how many additional semis and trucks would be going there each day increasing the traffic where kids walk to and from school and to the library. Bjelland said he did not know, and it would make a difference if they opened it up to light duty trucks. **Motion by Member Finch, second by Member Myers to recommend the Village Board approve the Conditional Use Permit application received from Curt Lee-Maker Happen, LLC, owner and Bjelland Shavings, LLC, applicant to operate a semi & equipment repair shop at 500 S. Robert Street and to keep the current zoning of B-1 General Commercial District.** Discussion ensued with Trustee Peer saying that the building is not currently vacant, and taxes are being paid on the property. Chute indicated the cost of a new building is prohibited when an existing building is

available. Member Blomberg asked if Curt Lee would continue to own the property with Bjelland Shavings renting. He was told no. **Motion passed 3 – 1 with Members Blomberg, Myers and Finch voting aye and Trustee Peer voting nay.**

**Adjournment Motion by Member Myers, second by Member Finch to adjourn the Plan Commission meeting at 5:20 p.m.**

Sheila Meyer  
Clerk/Treasurer