

GRAND CHUTE PLAN COMMISSION MINUTES

May 3, 2016

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Robert Stadel, Julie Hidde, Vivian Huth, Pam Crosby, Duane Boeckers, John Weber.

Members Absent: none.

Also Present: James March, Town Administrator; Thomas Marquardt, Public Works Director; Julie Wahlen, Finance Director; Michael Patza, Town Planner; Robert Buckingham, Community Development Director; other interested parties (audience attendance = 6 approx.), Supervisors Nooyen and Thyssen.

1. **ROLL CALL.**

Chairman Schowalter opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE.**

3. **APPROVAL OF AGENDA.**

Motion (Huth/Sherman) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – APRIL 21, 2016 MEETING.

Motion (Hidde/Crosby) to approve the minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT.**

There was no public input.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** - NO REPORT

7. **PUBLIC HEARING #1** – SPECIAL EXCEPTION PERMIT (SE-09-16) REQUESTED BY JEFFREY G. ROMENESKO, 3801 W. SPENCER STREET, TO ALLOW EXPANSION OF AN EXISTING DETACHED GARAGE TO A SIZE GREATER THAN 1,000 SQ. FT.

Chairman Schowalter opened Public Hearing #1 at 6:02 p.m.

Jeff Romenesko, 3801 W. Spencer Street, explained his request to add a stall to his existing 2-stall detached garage. The design of the home does not allow for an attached garage, so the proposed plan is the only option available to him.

Motion (Huth/Sherman) to close Public Hearing #1 at 6:03 p.m. Motion carried, all voting aye.

8. **SPECIAL EXCEPTION (SE-09-16)** – REQUEST BY JEFFREY G. ROMENESKO, 3801 W. SPENCER STREET, TO ALLOW EXPANSION OF AN EXISTING DETACHED GARAGE TO A SIZE GREATER THAN 1,000 SQ. FT.

Planner Patza noted that the proposed addition would result in a total garage size of 1,090 sq. ft. Staff recommends approval of the Special Exception Permit.

Motion (Sherman/Hidde) to recommend approval of the Special Exception Permit (SP-09-16) requested by Jeffrey G. Romenesko, 3801 W. Spencer Street, to allow expansion of an existing detached garage to a size greater than 1,000 sq. ft., with the following conditions: (1) Siding and roofing materials, and door/window treatments match those of the existing detached garage; and, (2) No other accessory buildings or structures be allowed on the property. Motion carried, all voting aye.

9. **PUBLIC HEARING #2** – SPECIAL EXCEPTION PERMIT (SE-10-16) REQUESTED BY ROBERT WOLTER, DBA B&R AUTO, INC., 3130 W. WISCONSIN AVENUE, FOR OPERATION OF AN AUTOMOBILE SALES BUSINESS.

Chairman Schowalter opened Public Hearing #2 at 6:05 p.m.

Robert Wolter, 3116 W. Wisconsin Avenue, explained his request to expand his auto sales business by adding vehicle display on the adjoining lot at 3130 W. Wisconsin Avenue. This property has historically been used for auto sales.

Motion (Hidde/Huth) to close Public Hearing #2 at 6:06 p.m. Motion carried, all voting aye.

10. **SPECIAL EXCEPTION (SE-10-16)** – REQUESTED BY ROBERT WOLTER, DBA B&R AUTO, INC., 3130 W. WISCONSIN AVENUE, FOR OPERATION OF AN AUTOMOBILE SALES BUSINESS.

Motion (Stadel/Boeckers) to recommend approval of the Special Exception Permit (SE-10-16) requested by Robert Wolter, dba B&R Auto, Inc., 3130 W. Wisconsin Avenue, to allow operation of an automobile sales business. Motion carried, all voting aye.

11. **PROJECT PLAN AMENDMENT (PDD1: PPA-01-16)** - REQUESTED BY APPLETON ALLIANCE CHURCH, INC., FOR APPROVAL TO CONSTRUCT A PRIVACY/BOUNDARY FENCE AT THE CHURCH MISSION HOUSE, 2691 W. GRAND CHUTE BLVD.

Director Buckingham stated that this would be a standard 6-foot cedar board privacy fence.

Motion (Crosby/Huth) to recommend approval of the Project Plan Amendment (PDD1:PPA-01-16) requested by Appleton Alliance Church, Inc., for construction of a privacy/boundary fence at the church mission house, 2691 W. Grand Chute Blvd. Motion carried, all voting aye.

12. **CERTIFIED SURVEY MAP (CSM-09-16)** – REQUEST BY M. BLANK PROPERTIES LLC, 1120 S. BLUEMOUND DRIVE, FOR LOT CONSOLIDATION WITH ROADWAY DEDICATION.

Director Buckingham explained that the lot consolidation CSM is required for future division of the property into a Condo Plat.

Motion (Sherman/Huth) to recommend approval of the Certified Survey Map (CSM-09-16) requested by M. Blank Properties LLC, 1120 S. Bluemound Drive, for lot consolidation with roadway dedication. Motion carried, all voting aye.

13. ADJOURNMENT.

Motion (Sherman/Huth) to adjourn at 6:11 p.m. Motion carried, all voting aye.

Respectively submitted,

Tracy Olejniczak
Community Development Secretary