

PLAN COMMISSION
October 16, 2014



Greg Schopp called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, David Armstrong, Chad Chapman, Mary Nimm, Greg Schopp, John Swisher and Scott Thomas. Village Trustees in attendance: Randy Bieri, Kyle Ellefson, Tim Semo, Steven Wollin and Kelly Wollschlager. Also in attendance: Village Administrator Mark Johnsrud, Village Engineer Kevin Lord with MSA, Village Planner Mike Slavney with Vandewalle & Associates, Village Attorney James Hammes and Clerk/Treasurer Joan Dykstra.

Statement of Public Notice – This meeting was posted and noticed according to law.

Approve Minutes of September 18, 2014

An Armstrong/Chapman motion carried unanimously to approve September 18, 2014 minutes.

Plan Commission Resolution 01-14 Recommending Amendments to the 2009 Village of Johnson Creek Comprehensive Plan, Jefferson County, Wisconsin

A Thomas/Chapman motion carried unanimously on a 7-0 roll call vote to recommend approving Resolution 01-14 amendments to the 2009 Village of Johnson Creek Comprehensive Plan, Jefferson County, Wisconsin.

Open Re-zoning Public Hearing

An Ansay/Chapman motion carried unanimously on a 7-0 roll call vote to open the rezoning public hearing at 5:38 p.m. for a Re-zoning for Village of Johnson Creek/Resort Drive Partners, LLC - Redivision of Lot 2, a 17.69 acre parcel of a CSM of a Redivision of Lot 2 Parcel #141-0714-1213-000) and Lot 3 (Parcel # 141-0714-1213-001) of the River Creek Centre Subdivision from 250-23(D) Planned Business (PB) to 250-23(G) Planned Industrial (PI).

Paul Grzeszczak, of Briohn Group, reviewed the proposed re-zoning to Planned Industrial for 425 Resort Drive to permit a distribution center by conditional use.

Luke Cooley, 1121 Red Oak Circle questioned the amount of truck traffic the development will create. Grzeszczak indicated that the tenant has indicated traffic of approximately 25 semi-tractor trailers per weekday.

Close Re-Zoning Public Hearing

A Swisher/Thomas motion carried unanimously on a 7-0 roll call vote to close the public hearing at 5:47 p.m.

Open Conditional Use Public Hearing

A Chapman/Nimm motion carried unanimously on a 7-0 roll call vote to open the public hearing at 5:47 p.m. for the proposed Conditional Use for Village of Johnson Creek/Resort Drive Partners, LLC per Section 250-41(D) which requires a conditional use to permit a Distribution Center within Planned Industrial (PI) Zoning on Lot 2, a 17.69 acre parcel, of a CSM of a Redivision of Lot 2 Parcel #141-0714-1213-000) and Lot 3 (Parcel # 141-0714-1213-001) of the River Creek Centre Subdivision.

Close Conditional Use Public Hearing

An Ansay/Armstrong motion carried unanimously on a 7-0 roll call vote to close the public hearing at 5:48 p.m.

Resolution 83-14 Amended Certified Survey Map – Redivision of Lot 2 and Lot 3 River Creek Centre Subdivision

An Ansay/Chapman motion carried unanimously on a 7-0 roll call vote to recommend approving Resolution 83-14 approving a certified survey map for the redivision of Lot 2 and Lot 3 River Creek Centre subdivision.

Resolution 84-14 Amended Site Plan – 425 Resort Drive - Resort Drive Partners, LLC

A Thomas/Chapman motion carried unanimously to recommend approving Resolution 84-14 the amended site plan to Resort Drive Partners, LLC to construct a 250,208 sq. ft. distribution center at 425 Resort Drive.

Ordinance 5-14 Rezoning – 425 Resort Drive – Resort Drive Partners, LLC

An Ansay/Armstrong motion carried unanimously on a 7-0 roll call vote to recommend approving Ordinance 5-14 the rezoning of 425 Resort Drive from the Planned Business zoning to Planned Industrial zoning.

Resolution 94-14 Conditional Use Permit – 425 Resort Drive - Resort Drive Partners, LLC

An Armstrong/Ansay motion carried unanimously on a 7-0 roll call vote to recommend approving Resolution 94-14 a conditional use permit to permit a distribution center (250-41D) within Planned Industrial zoning..

Resolution 95-14 Extraterritorial Subdivision – Dean & Susan Andersen – Town of Aztalan

Nick Ansay and Scott Thomas recused themselves from the discussion and vote.

An Armstrong/Swisher motion carried unanimously on a 5-0 roll call vote to recommend approving Resolution 95-14 to divide the residential improvements from the agricultural lands, as part of our extraterritorial zoning for parcel #002-0714-1143-000 in the Town of Aztalan subject to the submittal of a Certified Survey Map (CSM) with a fifty (50) foot right of way dedicated to the public for road purposes from the centerline of CTH N..

Next Meeting – November 13, 2014 – 5:30 p.m.

Adjourn

An Armstrong/Swisher motion carried to adjourn at 5:55 p.m.

Joan Dykstra
Clerk – Treasurer

Disclaimer: These minutes are uncorrected; any corrections made thereto will be so noted in the proceedings at which these minutes are approved.