

MEETING MINUTES
LITTLE SUAMICO PLANNING COMMISSION
Thursday, September 4, 2008
7:00 P.M. Town Hall

Plan Commission Members Present Keith Helmle, Terry Malcheski, Allan Murphy, Doug Allen, Elmer Ragen, Tim Hogan

Meeting called to order at 7:00 pm. Elmer Ragen read the opening meeting statement. The agenda was properly posted to notice the meeting.

Business #1: A motion to accept the agenda as presented was made by Doug Allen, seconded by Keith Helmle. Motion passed.

Business #2: Motion to accept the August 7th minutes after a correction in Business #4 (ie: change arouse to arise) was made by Doug Allen. Seconded by Keith Helmle. Motion passed.

Business #3: Fran Lindquist- Rezone from RR to Commercial and Conditional Use for a Plumbing Shop; creation of new lot. Property located at 5875 Allen Road.

Mr. Lindquist presented his survey of the property and pictures of his plumbing shop. He will not have to split the property so there will still be only one lot and only one tax parcel. The county will allow one parcel with two different types of usage. Mr. Linquist explained that his plumbing business has grown to the point that now he is out of compliance. He could have had this shop with current zoning if he had only one employee. He now has five employees. He is seeking only two acres of his parcel to be zoned commercial. A plumbing shop is allowed under commercial with a conditional use. This way the town will have control of future uses.

There were two neighbors that were in attendance at this meeting.

Tom Huget - a neighbor that is not in favor of the zoning change. He would like the property to stay RR. He felt this was a residential neighborhood and should stay residential, no commercial.

Roger Vaessen - a neighbor that is not in favor of the zoning change. He felt the same as Tom Huget. The property should stay residential.

After discussion by the board and talking with Mr. Linquist, Doug Allen made a motion of no objection with these six conditions:

1. Plumbing Shop only
2. No on site retail sales. ie: No customers visiting his site and shopping for plumbing fixtures
3. No signage identifying this site as Linquist Plumbing on the building or on the land.
4. No additional lighting. The one night light that is there now will be allowed and no other lights.

5. A recorded covenant that before a change in ownership of any part of this property take effect, he must rezone the commercial portion back to Rural Residential.
6. No additions of any nature to the existing building.

Any breach in these conditions will be grounds for termination of this conditional use.

This motion was seconded by Keith Helmle. Motion passed unanimously.

Business #4: Public Comment/Discussion:

Scott Helmle - Helmle Construction:

Scott presented to the board some ideas on his property on the East Frontage Road near Allen Road. This property has a steep embankment and can cause some problems with driveways. He talked to the board to gather information as to what course of action he will have to follow. No discussion on this as he will have to request to be on the agenda next month.

Little Suamico Fire Department:

Members presented a plan of the Memorial that is to be placed in front of the Town Hall and Fire Department property. The board had some questions on the memorial but made no decisions and felt this was up to the Town Board.

Steve Zie:

He asked some questions on his Condominium Storage Units on East Frontage Rd. He will have to request to be on the next agenda to further this project.

Motion to adjourn was made by Keith Helmle. Seconded by Terry Malcheski, the motion passed. The meeting adjourned at 8:30 pm. Next Meeting October 2, 2008 at 7:00 pm.