

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE**SUMMARY MINUTES - MONDAY, February 20, 2017- 6:00 p.m.**

**Ives Grove Office Complex Auditorium
14200 Washington Avenue, Sturtevant, WI 53177**

Committee present: David Cooke, Mark Gleason, Tom Pringle, Monte G. Osterman, Tom Roanhouse, Tom Hincz

Committee excused: Bob Grove

Youth in Governance
Representatives excused: Abram Fabela, Alice Pennings

Staff present: Brian Jensen, Development Services Superintendent
Rhonda McCormick, Staff Secretary

Chairman Cooke called the February 20, 2017, Racine County Economic Development and Land Use Planning Committee Public Hearing and Committee meeting to order at 6:00 pm. He introduced the Committee and staff and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

PUBLIC HEARING

1. SNIKNEJ Company, Owner
6:02 Daniel Schultz, Applicant
6:29
- Conditional Use to construct and utilize a ±67' x ±100' truck wash and truck detail building, a ±30' x ±80' office building and a secure truck parking area; located in the B-3 Commercial Service District; 824 S. Sylvania Avenue; Sec. 13 T3N, R21E, **Town of Yorkville** (Parcel Id. No. 018032113010040)

Brian Jensen reviewed the petition and public hearing testimony using text and slides. The proposed use is allowed in the B-3 zoning district. The property is served by municipal sewer. The Town of Yorkville laid over this proposal at their February 13, 2017 meeting to give the applicant time to provide more information regarding the water flows and loads to be discharged to the sanitary sewer.

Daniel Schultz and Ewa Wludcka were present and answered questions from the committee.

STAFF RECOMMENDATION(S)

Staff supports the proposed use, as it appears to be needed and fits with the other uses in the area, however, additional information regarding the potential noise from the truck wash dryer, landscaping, lighting, and elevation plans are required for the Committee to make an informed decision on the possible effects to the area businesses located in close proximity. Staff recommends laying over this item until more information is provided for clarification.

DECISION

PRINGLE MOVED, seconded by Gleason, to lay over the conditional use petition for up to 90-days requesting that additional information be provided to the Committee. The owner/applicant must provide a professional and more complete site plan, illustration of building elevations, landscaping plan, lighting plan, and documentation regarding potential noise from potential dryers, if the truck wash is equipped.

Motion carried. VOTE: 5/1, with Osterman dissenting.

2. Grace Church of Burlington, Owner
6:20 MSI General, Agent
6:40
- Conditional Use to construct a ±10,840 sq.-ft. church with two classrooms, with future expansion of church, school, and parking area for up to an overall ±25,000 sq.-ft. building area; located in the R-3 Suburban Residential District (Sewered); 30623 Plank Road; Sec. 22, T3N, R19E, **Town of Burlington** (Parcel Id. No. 002031922020010)

Jensen reviewed the petition and public hearing testimony using text and slides. The property is not serviced by municipal sewer. If approved, a code-compliant sanitary system will be needed.

John Kutz, the agent, and Pastor Scott Carson were present and answered questions from the committee.

FOR INFORMATION ONLY

Bill Korducki was present and stated that he was interested in what was being done with the property.

COMMUNICATIONS

The Town of Burlington approved this request at their October 24, 2016, meeting.

STAFF RECOMMENDATION(S)

Staff recommends approval as the proposed use is compatible with the area; underlying zoning permits it; and based on the other things going on in the area, the proposed use fits with the uses in the district.

DECISION

PRINGLE MOVED, seconded by Gleason, to approve the conditional use petition, as the proposed use is not hazardous, harmful, offensive, or otherwise adverse to the environmental quality or property values in the County and its communities; the proposed use is compatible with the area; underlying zoning permits it; and based on the other things going on in the area, the proposed use fits with the uses in the district.

Motion carried unanimously. VOTE: 6/0

COMMITTEE MEETING

PLEASE NOTE: While the following agenda items are up for discussion and action before the Committee and the Committee may ask questions of the petitioners or affected neighbors, this portion of the agenda is a committee meeting and not a public hearing, and public hearing testimony may not be taken. All are welcome to attend.

1. Decisions on preceding petitions
2. Review, discussion & possible approval of the January 16, 2017, summary minutes
6:41

DECISION

OSTERMAN MOVED, seconded by Pringle, to approve the January 16, 2017, summary minutes.

Motion carried unanimously. VOTE: 6/0

3. Toby & Wendy Mueller, Owners Conditional Use to conduct a horse boarding operation (DBA Ima Creek Acres); located in the A-2 General Farming and Residential District II; 7801 3 Mile Road; Sec. 33, T4N, R21E, **Town of Raymond** (Parcel Id. No. 012042133001030)
6:41
6:42 **Laid over on 10/16/2016**

Jensen reviewed the petition using text, maps and slides. The Committee laid over this request at their October 17, 2016, public hearing to clarify the proposal and to obtain additional information regarding separate sanitary facilities and if the building should be classified as commercial. The Town Building Inspector has determined that this building is not a commercial use and separate sanitary systems will not be required. The Town of Raymond approved this request at their October 24, 2016, meeting. The Development Services Office received notification of the approval on January 17, 2017.

STAFF RECOMMENDATION(S)

Staff recommends approval of the conditional use as submitted.

DECISION

PRINGLE MOVED, seconded by Osterman, to approve the conditional use petition.
Motion carried unanimously. VOTE: 6/0

4. Review, discussion & possible recommendation on Racine County Revolving Loan Fund (RLF) Plan Certification for the period ending September 30, 2016, as presented by Carolyn Engel, Business Lending Partners, a Division of RCEDC
6:42

Carolyn Engel, Manager of the Finance Division, highlighted aspects of the program and answered questions from the committee.

DECISION

PRINGLE MOVED, seconded by Roanhouse, to authorize a joint resolution with the Finance and Human Resources Committee approving the Racine County Revolving Loan Fund (RLF) Plan Certification for the period ending September 30, 2016, and authorizing submission of said plan to the United States Department of Commerce's Economic Development Administration. (*1st reading on February 28, 2017*)
Motion carried unanimously. VOTE: 6/0

5. Review, discussion & possible action on referrals from the Racine County Board of Supervisors
6:48

PRINGLE MOVED, seconded by Roanhouse, to receive and file the below-listed referrals.

1. Copy of a Relocation Order for Project 1702, regarding Taylor Avenue, Bankers Road to CTH "Y" (Meachem Road) from the Wisconsin Department of Transportation.

2. Copy of modifications to S.C. Johnson & Son, Inc.'s Hazardous Waste Storage Facility Contingency Plan from Tracy L. Pellicori.

Motion carried unanimously. VOTE: 6/0

6. Other business as authorized by law

No other business was presented or discussed.

7. Adjourn
6:49

There being no further business, **PRINGLE MOVED, seconded by Gleason**, to adjourn at 6:49 p.m.

Motion carried unanimously. VOTE: 6/0