Plan Commission Meeting Minutes
Monday, April 11, 2022 at 6:00 pm
Hybrid Meeting

Members Present: Mayor Tim Swadley, Chair; Brett Schumacher, Vice-Chair; Todd Barman; Phil Caravello; Al Farrow; Tom Majewski; and Tom Robinson
Members Absent: None
Staff: Rodney Scheel, Director of Planning and Development; Michael Stacey, Zoning Administrator
Guests: Brian Johnson; Alan Sheets; David Stack; Fred Swed; Rob Fisher; Brett Riemen; Brian Spanos; Tami McCullough; Dorann Bradford; Joe Smith; Amy Brashi; Brian Wolff; Menno Huiser; Adam Fredendall and Mark Hale

1. **Call to Order.** Mayor Swadley called the meeting to order at 6:05 pm.

2. **Plan Commission meeting minutes of March 14, 2022.**
   Motion by **Robinson** to approve the minutes as presented, 2nd by **Caravello**. Motion carried unanimously.

3. **Council Representative Report.**
   Caravello stated the Common Council approved R-64-22.

4. **Status of Current Developments.**
   Scheel gave an overview of the status of developments as outlined in the packet of materials. There were no questions.

5. **Conditional use permit for an Indoor Commercial Entertainment use at Cheeser's, 183/187 E. Main Street. (Postponed from March 14, 2022)**
   Mayor Swadley stated there has been a request to reopen the public hearing for more testimony.

   Motion by **Caravello** to reopen the public hearing, 2nd by **Schumacher**. Motion carried unanimously.

   Mayor Swadley reopened the public hearing.

   Alan Sheets spoke about conditions he would like to see documented as part of the conditional use approval.

   Mayor Swadley closed the public hearing.

   Barman questioned ADA requirements for the exit doors coming from Cheeser's 2nd floor and out to the Main Street exit. Staff will check on ADA requirements.

Robinson suggested a panic alarm at the Cheeser's 2nd floor exit so it is known if someone tries to use the door. Mayor Swadley stated the owner of Cheeser's plans to sign the door, "Emergency Exit Only" and their staff will monitor during classes and events.

Caravello questioned if all of Mr. Sheets issues were addressed such as the 6 month limit on the conditional use approval. Mayor Swadley stated he cannot support a 6 month limit due to the burden on the applicant.

The group discussed the maximum capacity of the 2nd floor of Cheeser's. Scheel stated staff can check with the Fire Department about maximum capacity.

Motion by **Robinson** to recommend the Common Council approve the conditional use resolution as presented, 2nd by **Farrow**.

Barman stated the resolution is recommended as presented so the assumption is that staff will make sure ADA exiting requirements are being met. Scheel stated staff will check on ADA exiting requirements.

Motion carried unanimously.

6. **Ordinance to annex approximately 20 acres from the Town of Pleasant Springs (Moe Farm).**
   Scheel explained the request and noted the Wisconsin Department of Administration has found the annexation to be in the public interest.

   Motion by **Schumacher** to recommend the Common Council approve the annexation as presented, 2nd by **Caravello**. Motion carried unanimously.

7. **Resolution to proceed with an Urban Service Area Amendment (USAA) application for approximately 20 acres of land at the northeast corner of Williams Drive and Glacier Moraine Drive.**
   Scheel explained the request.

   Motion by **Robinson** to recommend the Common Council approve the resolution to proceed with the Urban Service Area Amendment as presented, 2nd by **Barman**. Motion carried unanimously.

8. **Certified Survey Map (CSM) for property located at the northeast corner of Williams Drive and Glacier Moraine Drive**.
   Scheel explained the request.

   Motion by **Schumacher** to recommend the Common Council approve the CSM resolution as presented, 2nd by **Robinson**. Motion carried unanimously.

9. **Planned Development – General Development Plan for property located at the northeast corner of Williams Drive and Glacier Moraine Dive.**
   Scheel gave an overview of the request.

   Mayor Swadley opened the public hearing.

   No one registered to speak.

   Mayor Swadley closed the public hearing.

   Motion by **Caravello** to recommend the Common Council approve the General Development Plan ordinance as presented, 2nd by **Schumacher**. Motion carried unanimously.

10. **Conditional Use Permit Application for an Indoor Commercial Entertainment use at 2125 McComb Road, Unit 100.**
    Scheel explained the request.

    Mayor Swadley opened the public hearing.

    No one registered to speak.

    Mayor Swadley closed the public hearing.

    Motion by **Barman** to recommend the Common Council approve the conditional use resolution as presented, 2nd by **Caravello**. Motion carried unanimously.

11. **Planned Development-Specific Implementation Plan at 51 West Development - Lot 18.**
    Scheel gave an overview of the request.

    There was a discussion about the potential for use of renewable energies such as solar. The developer stated as this time it is too cost prohibitive and the payback is too far out in years.

Mayor Swadley suggested planning for electric vehicle charging stations. Tami McCullough stated there has been discussions to plan for that.

Motion by **Schumacher** to approve the Specific Implementation Plan resolution as presented, 2nd by **Robinson**. Motion carried unanimously.

12. **Ordinance amendments to sections 78-920 and 58-2.**
Scheel explained the ordinance amendment which was provided by Attorney Matt Dregne.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Caravello** to recommend the Common Council approve the ordinance amendment as presented, 2nd by **Barman**. Motion carried unanimously.

13. **Walmart Landscaping Update.**
Staff has made contact with the contractor and they are working on a plan to comply with the approved landscaping plan.

14. **Future agenda items.**
Emmi Roth SIP; Zoning Ordinance Amendments; Teigen Farm Development Plans.

15. **Adjournment.**
Motion by **Barman** to adjourn at 6:55 pm, 2nd by **Robinson**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey