

Approved 5/3/18

MEETING MINUTES

Little Suamico Plan Commission Regular Meeting

Little Suamico Town Hall

5964-A COUNTY RD S

THURSDAY, APRIL 5, 2018

6:00 P.M.

www.townoflittlesuamico.com

Plan Commission Members Present: Elmer Ragen, Brett Jensen, Keith Helmle, Don Girardi, Marcia Ellis and Ray Palonen

Plan Commission Members Absent: Guy Gooding

Plan Commission Consultant Present: None

The opening meeting statement was read and the Little Suamico Plan Commission regular meeting was called to order at 6:00pm by Chair Ragen at the Town Hall. The agenda was properly posted to notice the meeting.

Business #1: Approve the April 5, 2018 Agenda

- a. Change in Sequence-None
- b. Removal of Items-None

A motion to accept the agenda as presented was made by Jensen, seconded by Girardi. Motion carried, voice vote.

Business #2: Approve the March 1, 2018 Meeting Minutes-A motion to approve the March 1, 2018 minutes as presented was made by Helmle, seconded by Palonen. Motion carried, voice vote.

Business #3: Foster Real Estate/Jackie Foster, Inc-request a conditional use permit to carry on use as a sand pit quarry at parcels 024-041001222 and 024-041001121C located in the N ½ of the NW ¼ of Sec 10, T26N, R20E-Action May Be Taken- Dick Foster owner of Jackie Foster, Inc gave his presentation regarding the operations at the sand pit. The conditions were read into the record. The conditional use permit will be ongoing. A new hearing will be requested if there is a written complaint or an expansion beyond the operations limits. Gerard Alberts of 5985 Geano Beach Rd, Abrams complained about the operation of the sand pit but the resident had the wrong quarry in mind. No further complaints from the public. Motion to send the conditional use permit to the town board with the following conditions was made by Palonen, seconded by Girardi. Motion carried, voice vote.

1. Hours of operation 6:00 a.m. to 6:00 p.m. or daylight hours Monday - Saturday for mining and trucking equipment maintenance is allowed 24 hours a day- 7 days a week.
2. Quarry reclamation plan and financial guarantee shall conform to the requirements set forth in Oconto County Non- Metallic Reclamation Ordinance.
3. There shall be a 30 Ft. setback from property lines.
4. Storage of stockpiles, ingress, egress, landscaping and screenings as per plans submitted;
5. All wetlands are to be delineated prior to the quarry expansion to the east or west.
6. Invasive species shall be controlled.
7. Maintain entrance gate.

Business #4: Hugo Rental & Investment Properties, Inc.-Agent: Paul Shallow-request a rezone of parcels 024-162201212A, and 024-162201212A2 from Agriculture to General Commercial and parcel 024-162201212A1 from Agriculture to Residential Single Family located at Lots 1 & 2 of 11CSM176 and part of the NW ¼ of the NE ¼ of Sec 22, T26N, R20E-Action May Be Taken- Paul Shallow gave his presentation for the rezone. Paul stated the home will be rezoned to single family R1 from agriculture and the rest of the land rezone to general commercial. No objections from

the public. Motion was made by Jensen, seconded by Girardi to forward with no objection the rezone application to the town board. Motion carried, voice vote.

Business #5: Hugo Rental & Investment, Inc.- Agent Paul Shallow request a conditional use of parcels 024-162201212A and 024-162201212A2 to construct storage units located at lot 2 of 11csm176 and part of the NW ¼ of Sec 22, T26N, R20E- Action may be taken. Agent Paul Shallow gave his presentation regarding the conditional use permit to construct storage units on parcel lot 2 of 11CSM176. Ronda Hugo question had concerns with her business expansion if there would be conflicts with Bills. A letter from Mary Szela, 1184 River St, Sobieski was read into the record regarding her concerns. A letter from Oconto County was mailed to Bill Hugo's rental property on Cty S to have the horse removed. Motion was made by Jensen, seconded by Girardi to forward the conditional use permit to the town board with the following conditions set. Motion carried, voice vote.

1. Areas around the building mowed and trimmed
2. No business operations
3. No outside storage
4. Asphalt pavement when all building construction is complete
5. No storage or hazardous materials outside or inside
6. Outside lighting provided to cover areas affected. No casting of lights onto neighboring properties
7. Snow cleared on a regular basis
8. Hours of operation 24-7
9. Sign permitted per Oconto County Zoning Ordinance
10. Conditional Use Permit will include original storage buildings
11. No human or animal occupancy allowed

Business #6: Announcements- Include Phase one, steps 1 & 2 of the 20 yr Comprehensive Plan to our agenda for the May 3, 2018.

Business #7: Next meeting- Next meeting will be held on May 3, 2018 at 6:00pm.

Business #8: Adjournment- A motion to adjourn was made by Jensen, seconded by Ragen at 7:16 p.m.

Respectfully Submitted by,
Brett Jensen