

Approved 6/7/18

MEETING MINUTES

Little Suamico Plan Commission Regular Meeting

Little Suamico Town Hall

5964-A COUNTY RD S

THURSDAY, MAY 3, 2018

6:00 P.M.

[www.townoflittlesuamico.com](http://www.townoflittlesuamico.com)

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

Plan Commission Members Absent: None

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 May 3, 2018 Agenda

- a. Change in Sequence-Change four and five
- b. Removal of Items-None

A motion to accept the agenda as presented with the changes to sequence was made by Girardi, seconded by Helmle. Motion carried, voice vote.

Business #2: Approve the April 5, 2018 Meeting Minutes-A motion to approve the April 5, 2018 minutes as corrected to include notation of an Oconto County letter that was mailed to Bill Hugo's rental property on Cty S to have the horse removed was made by Helmle, seconded by Ellis. Motion carried, voice vote.

Business #3: Gerald and Bonnie Zepnick-request a rezone of parcels 024-330701223 and 024-330701424B from Agriculture to Rural Residential in the SE ¼, NW ¼ West of Road & in part of the SW ¼ of the NW ¼ of Sec7, T26N, R21E - Action May Be Taken- Gerald Zepnick made his presentation for a rezone for future business. Questions from the commissioners regarding merging the lots as one. Jack Koehne asked a question regarding the usage of the site. A motion was made by Gooding to accept the rezone with conditions. No second to follow. A motion made by Gooding to rescind his prior motion and postpone the rezone pending a line change to join all parcels as one, seconded by Helmle. Motion carried, voice vote.

Business #5: G-D Sales, Inc.-Agent: Glenn Gajeski-request a conditional use of parcel 024-21270284106 for a proposed retail/wholesale business units located at Lot 6 of Pine Tree Business part of the NE ¼ of the SE ¼ of Sec 27, T26N, R20E - Action May Be Taken- Glen Gajeski gave his presentation for new retail and wholesale business off of the West Frontage Road. A motion was made by Helmle and seconded by Girardi with the following conditions. Motion carried, voice vote.

- Hours of operation 7am to 10pm; 7 days per week
- Provide adequate parking per Oconto County Zoning Ordinance
- Outdoor lights to shine downward
- Follow approved drainage plan
- No free standing signs
- No semi traffic from 10pm to 7am
- Dumpsters placed in enclosed fencing
- Paved parking when construction is completed

Business #4: G-D Sales, Inc.-Agent: Jerard Nighorn-request a conditional use of parcel 024-21270284105 for a proposed retail/wholesale business units located at Lot 5 of Pine Tree Business part of the NE ¼ of the SE ¼ of Sec 27, T26N, R20E-Action May Be Taken- Jerard Nighorn gave his presentation regarding a new building for retail/wholesale business. Mr. Nighorn was planning to have four professional offices to be built in the same building. A letter received from Kristie and Avery Smith was read into record. Motion made by Palonen, seconded by Gooding with the following conditions. Motion carried, voice vote.

- Outdoor lights to shine downward
- Follow approved drainage plan
- No free standing signs
- No semi traffic from 10pm to 7am
- Dumpsters placed in enclosed fencing
- Paved parking when construction is completed
- Hours of operation 7am to 10pm; 7 days per week
- Provide adequate parking per Oconto County Zoning Ordinance

Business # 6: Team Self Storage LLC.,-Agent: Chris Dockry request information regarding a CUP of parcels 024-21270284108 and 024-21270284109 for proposed condominium storage located at Lots 8 & 9 of Pine Tree Business part of the NE ¼ of the SE ¼ of Sec 27, T26N, R20E-Information Only-No Action To Be Taken-No Action Taken, Information Only. Q@A by the commissioners with Chris Dockry took place.

Business #7: Review Draft Town Plan Commission Ordinance-Action May Be Taken- Motion to approve Phase 1 step 1 by Palonen Second by Jensen as presented with section 6 to represent staggered terms of office to be incorporated into the ordinance with a adopted date of Jan 1, 2020 Motion carried, voice vote.

Business #8: Review Draft Town Public Participation Plan-Action May Be Taken- Motion to approve Phase 1 step 2 as presented made by Gooding, seconded by Jensen. Motion carried, voice vote.

Business #9: Announcements- Include Phase one, steps 3 of the 20 yr Comprehensive Plan to our agenda for June 7, 2018 also to have an agenda item for the election of a Secretary.

Business #10: Next meeting- Next meeting will be held on June 7, 2018 at 6:00pm.

Business #11: Adjournment- A motion to adjourn was made by Jensen, seconded by Ellis at 7:55 p.m. Motion carried, voice vote.

Respectfully Submitted by,  
Brett Jensen