

Approved 1/10/2019

MEETING MINUTES

Little Suamico Plan Commission Regular Meeting  
Little Suamico Town Hall, 5964 County Road S, Sobieski, WI 54171  
THURSDAY, OCTOBER 4, 2018-6:00 P.M.  
[www.townoflittlesuamico.com](http://www.townoflittlesuamico.com)

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

Plan Commission Members Absent: Ray Palonen

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 October 4, 2018 Agenda

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

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

Business #2: Approve the August 30, 2018 Meeting Minutes-A motion to approve the August 30, 2018 minutes as corrected was made by Gooding, seconded by Ellis, with additional item to Business #4, the negotiation of a fence to Hugo's north property line upon Mr. Carpenter request. Motion carried, voice vote.

Business #3 Gary Antepenکو-Agent: Paul Shallow-Request a land division at parcel 024-142001014 located in part of the SE ¼ of the NE ¼ of Sec 20, T26N, R20E-Action May Be Taken - Paul Shallow, agent for Gary Antepenکو, gave his presentation regarding the land division to separate the home site from the rest of the property. No objection from the public was noted. A motion with no objection to approve the land division request and pass it on to the Town Board was made by Girardi, seconded by Jensen. Motion carried, voice vote.

Business #4: Gary Antepenکو-Agent: Paul Shallow-Request a rezone from Forestry to Rural Residential located in part of the SE ¼ of the NE ¼ of Sec 20, T26N, R20E, Parcel 024-142001014-Action May Be Taken – Agent Paul Shallow gave a presentation regarding the rezone to the Plan Commission Board. Mr. Antepenکو is requesting a rezone of 4.697 acres from F to RR. No objections were made from the public. A motion with no objection to approve the rezone request and pass it on to the Town Board was made by Gooding, seconded by Jensen. Motion carried, voice vote.

Business #5: Hogan Park LLP-Owners, Glen Calewarts and James Oskey-Request a rezone of parcel 024-222802744 from Forestry to Residential Single Family located in part of the SE ¼ of the SE ¼ of Sec 28, T26N, R20E -Action May Be Taken- Glen Calewarts gave his presentation regarding the rezone. Mr. Calewarts is requesting the rezone of 38.28 acre parcel from F to R1 for future home sites. A motion with no objection to approve the rezone request and pass it on to the Town Board was made by Jensen, seconded by Girardi. Motion carried, voice vote.

Business # 6: Gerald and Bonnie Zepnick-Request a land division at parcels 024-330701223 and 024-330701424B located in part of the SW ¼ of the NW ¼ of Sec 7, T26N, R20E-Action May Be Taken - Jerry Zepnick gave his presentation to propose a 3 acre lot, as shown on the Certified Survey Map, to sell the home with 3 acres with no changes to the current zoning. Motion was made by Girardi, seconded by Gooding to approve the land division as presented. Motion carried, voice vote.

Business #7: A&K Realty Inv, LLC-Request a conditional use of parcel 024-212700411D for the addition of proposed

storage units to an existing conditional use permit located in Sec 27, T26N, R20E-Action May Be Taken- Alan Murphy presented his plan to build additional storage units on the site. A&K Realty owns all buildings and leases a portion of the property to Joseph Kealiher for service to RV's. Q & A followed from the public. See signup sheet. A motion was made by Gooding and seconded by Girardi with the following conditions for the CUP. Motion carried, voice vote.

1. Hours of Operation- 7:00am to 9:00pm - 7 days a week
2. Must have a security system
3. Must have all County and State permits
4. No more than 75 RV units being stored outside at one time
5. Owner/Operator facility
6. Storage units not used for human and animal occupancy
7. No storage of hazardous materials
8. Written complaints will require review by the Town of Little Suamico Town Board of Supervisors
9. No unsightly debris on the property
10. Signs to conform to County ordinances
11. No RV Sales in the storage units
12. No HVAC, electric or plumbing installed in the storage buildings
13. Conditional Use Permit will include original 4 rows of buildings
14. Any separation of sales of this property will require a new hearing
15. All outdoor lighting to shine downward, not on neighboring properties

Business #8: Comprehensive Plan - Follow-up Review and approval of Town Vision Statement-Action May Be Taken- Motion was made by Jensen, seconded by Girardi to approve the Town Vision Statement removal of "annual". Motion carried, voice vote.

Business #9: Comprehensive Plan - Review Draft 2017 Land Use Maps and identify any current use inconsistent with map designation-Action May Be Taken- No action taken.

Business #10: Next meeting- Next meeting will be held on November 1, 2018 at 6:00 pm.

Business #11: Adjournment- A motion to adjourn was made by Ragen, seconded by Ellis at 7:27pm. Motion carried, voice vote.

Respectfully Submitted by,  
Brett Jensen