

Approved 9/14/2020

MEETING MINUTES

Little Suamico Plan Commission Regular Meeting
Little Suamico Town Hall, 5964 County Road S, Sobieski, WI 54171
TUESDAY, JUNE 16, 2020-5:30 P.M.
www.townoflittlesuamico.com

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

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 5:30pm by Chair Ragen at the Town Hall. The agenda was properly posted to notice the meeting.

Business #1: Approval of Agenda

- a. Change in Sequence-None
- b. Removal of Items- Item 10

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

Business #2: Approval of Meeting Minutes- A motion to approve as presented the March 5, 2020 minutes was made by Gooding, seconded by Girardi. Motion carried, voice vote.

Business #3: Petitioner, J&J Developments of Northeast WI LLC, Owner James Hopkins-Agent Paul Shallow-Request a land division for Parcels 024-041000111, 024-041000111A, 024-041000211B, 024-041000311C1 and 024-041000311C2 located in part of the NE ¼ of the NE ¼ of Sec 10, T26N, R20E-Action May Be Taken- Jim Hopkins of 2076 W. Frontier Road requested a land division for his future business on the site. No objections from the public noted. Motion from Girardi to approve the requested land division of as aforementioned parcel, seconded by Jensen. Motion carried, voice vote.

Business #4: Petitioner, J&J Developments of Northeast WI LLC, Owner James Hopkins-Agent Paul Shallow -Request a rezone from Residential Single Family (R-1), General Commercial (GC) and Light Industrial (LI) to General Commercial (GC) and Light Industrial (LI), Parcels 024-041000111, 024-041000111A, 024-041000211B, 024-041000311C1 and 024-041000311C2 located in part of the NE ¼ of the NE ¼ of Sec 10, T26N, R20E-Action May Be Taken-James Hopkins owner of J&J Developments requested a zoning change on both parcels from R1, General Construction and light industrial to General Commercial to Light Industrial. Lot 1 will be Light Industrial and lot 2 will be General Construction. No objections from the public were noted. Motion from Gooding to approve the rezone and forward the request to the town board, seconded by Helmle. Motion carried, voice vote.

Business #5: Petitioner/Owner, Stephanie Matuszewski-Agent Steve Bieda, Mau & Associates, LLP-Request a land division for parcel 024-313500721 located in part of the NE ¼ of the NW ¼ of Sec 35, T26N, R20E-Action May Be Taken-Steve Bieda from Mau and Associates gave his presentation to split 5 acres off from a 40 acre parcel. No objections were made from the public. Motion from Jensen to approve the requested land division of the aforementioned parcel, seconded by Helmle. Motion carried, voice vote.

Business #6: Petitioner/Owner, Stephanie Matuszewski-Agent Steve Bieda, Mau & Associates, LLP-Request a rezone from Agriculture (Ag) to Rural Residential (RR), Parcel 024-313500721 located in part of the NE ¼ of the NW ¼ of Sec 35,

T26N, R20E-Action May Be Taken-Steve Bieda representative from Mau & Associates gave his presentation to rezone the 5 acre parcel from Agriculture (AG) to Rural Residential (RR). No objections from the public. Motion from Helmle to approve the requested land division of as aforementioned parcel, seconded by Gooding. Motion carried, voice vote.

Business #7: Petitioner/Owner, Cali & Jesse Gehrung-Request a rezone from Residential Single Family (R-1) to Rural Residential (RR), Parcel 024-03090113104 located in Prt NESW k/a lot 4 Northern Pines Estates, Sec 9, T26N, R20E-Action May Be Taken-Jesse Gehrung gave his presentation regarding the rezone. Mr. Gehrung stated the rezone was to have certain animals on the property for his personal use and no commercial use. Gene Jenquine of 1832 Zion Lane was opposed to the rezone due to concerns with chickens and animal waste. Jerry Zepnick of 1838 Zion Lane is not in favor of the rezone due to concerns with the use of the property. Jeff Elliott of 1806 Zion Lane opposed the rezone request. Letters from Michael & Catherine Novak and Randell & Lynn Peterson were read into the record for not approving the rezone request. Motion from Helmle not to approve the requested rezone of as aforementioned parcel, seconded by Gooding. Motion carried, voice vote.

Business #8: Petitioner/Owner, Chris Augustine-Request a land division for parcel 024-293301222H located in part of the NW ¼ of the NW ¼ of Sec 33, T26N, R20E-Action May Be Taken-Chris Augustine gave his presentation for the land split into two buildable home sites. Lot 1 will be 7.427 acres and lot 2 will be 2.970 acres. John Jarvey of 334 Thomas Way noted the area development plan showing a future road going to South Chase accessing Mr. Augustine's property. Sherri Tuzinkewich of 6276 Nero Lane had concerns regarding the future road to Thomas Way and concerns with safety. After further discussion, the plan commission membership postponed the land division for a future date. Motion from Gooding to postpone the requested land division of as aforementioned parcel, seconded by Jensen. Motion carried, voice vote.

Business #9: Petitioner/Owner, Chris Augustine-Request a rezone from Agriculture (Ag) to Rural Residential (RR), Parcel 024-293301222H located in part of the NW ¼ of the NW ¼ of Sec 33, T26N, R20E-Action May Be Taken-No action taken at this time due to item #8.

Business #10: Town of Little Suamico 20-Year Comprehensive Plan Discuss Next Steps-Action May Be Taken- Agenda item was removed.

Business #11: Announcements/General Information-No Action To Be Taken- None

Business #12: Set Next Meeting Date - Next meeting will be held on July 16, 2020 for the comprehensive update.

Business #13: Adjournment- Motion made by Jensen, seconded by Gooding to adjourn. Motion carried, voice vote.

Meeting adjourned at 6:40 pm

Respectfully Submitted by,
Brett Jensen
Secretary