

Approved 12/3/2020

MEETING MINUTES

Little Suamico Plan Commission Regular Meeting
Little Suamico Town Hall, 5964 County Road S, Sobieski, WI 54171
MONDAY, OCTOBER 12, 2020-5:30 P.M.
www.townoflittlesuamico.com

Plan Commission Members Present Elmer Ragen, Keith Helmle, Ray Palonen, Allan Murphy, and Brett Jensen

Plan Commission Members Absent: Marcia Ellis, Guy Gooding, and Don Girardi

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-Agenda item #7

A motion to approve the agenda to include the removal of agenda item #7 was made by Palonen, second by Murphy. Motion carried, voice vote.

Business #2: Approval of Meeting Minutes A motion to accept the September 14, 2020 regular meeting minutes as presented was made by Helmle, second by Palonen. Motion carried, voice vote.

Business #3: Petitioner/Owners Catherine Gutowski & Debra Shober-Request a land division of Parcel 024111701023 located in part of the SW ¼ of the NW ¼ of Sec 17, T26N, R20E-Action May Be Taken Catherine Gutowski presented a land division request to create a 5 acre parcel for a new home from an existing 35 acre parcel. No objections from the public. Motion from Helmle to forward the land division application to the town board, second by Murphy. Motion carried, voice vote.

Business #4: Petitioner, Haley & Weston Schilawski-Owners Catherine Gutowski & Debra Shober-Request a rezone from Agriculture (Ag) to Rural Residential (RR), Parcel 024111701023 located in part of the SW ¼ of the NW ¼ of Sec 17, T26N, R20E-Action May Be- Owner Catherine Gutowski gave her presentation on the rezone of the 5 acre to RR. No objections from the public. Motion from Murphy to forward the rezone application to the Town Board, second by Jensen. Motion carried, voice vote.

Business #5: Petitioner, Vlad Yatsenko-Owner(s) Lee Helmle, ET AL & Glinski Properties, LLC-Request a conditional use review to conduct an Equipment Sales and Service and Animal Shelter, Animal Grooming Facilities, Parcel(s) 024202601022A1C (Helmle), 024202601022A1D (Helmle) and 024202601022A1A (Glinski) located in part of the NW ¼ of the NW ¼ of Sec 26, T26N, R20E-Action May Be Taken- Applicant Vlad Yatsenko gave his presentation to the commission members regarding a CUP for operating a commercial truck and trailer sales and service along with an animal shelter/grooming services. Currently JJ Heating & Cooling is sharing building space with the applicant. Q&A from the membership followed with Mr. Yatsenko. No objections were noted from the public. The plan commission secretary read into the record the applicants operation plan. Plan Committee noted that the potential development of the Helmle properties-024202601022A1C and 024202601022A1D, would require future review of an engineering plan prior to any development or recommendation by the Plan Committee. A motion to recommend CUP approval to the Town Board for the Glinski property-024202601022A1A-834 E. Frontage Road only, with the following conditions, was made by Murphy, second by Palonen. Motion carried, voice vote.

1. Hours of operation are Monday-Friday 8am till 7pm: Saturday 9am till 2pm
2. Maximum of six sales vehicles are allowed on the property.
3. Advertising signs must conform to all applicable ordinances per Oconto County.
4. Downward lighting is required per Oconto County Ordinances
5. No tanker storage of Hazardous materials is allowed.
6. Must provide an appropriate gravel parking lot for all sales vehicles.
7. Future expansion plans of any buildings or additional site improvements will require a separate CUP hearing. Site plans from an engineering firm will be required for such projects.

Business #6: Petitioner/Owner(s) Roy Cartwright & Joseph Corson-Request a rezone from Agriculture (Ag), Forestry (F) and Rural Residential (RR) to Agriculture (Ag) and Forestry (F), Parcel(s) 024222800721B and 024222800721B2 located in part of the NE NW and part of the NW ¼ of the NW ¼ and part of the SE ¼ of the NW ¼ of Sec 28, T26N, R20E-Action May Be Taken-Correspondence from Cartwright requesting Paul Shallow to serve as agent was submitted into record by Paul Shallow. Agent Shallow gave his presentation to the commission members regarding the Cartwright/Corson rezone request. The request was to correct the zoning classification and adjust some property lines. No objections from the public were made. Motion made by Murphy to forward the rezone request to the Town Board, second by Helmlle. Motion carried, voice vote.

Business #7: Town of Little Suamico 20-Year Comprehensive Plan Discuss Next Steps-Action May Be Taken-Agenda item was removed.

Business #8: Announcements/General Information-No Action To Be Taken- None

Business #9: Set Next Meeting Date – An anticipated meeting, if needed, may be held November 9, 2020.

Business #10: Adjournment- Motion made by Jensen, second by Palonen to adjourn the meeting at 6:26pm. Motion carried, voice vote.

Respectfully Submitted by,
Brett Jensen
Secretary