

APPROVED MINUTES
MEETING MINUTES
Little Suamico Plan Commission Regular Meeting
Little Suamico Town Hall, 5964 County Road S, Sobieski, WI 54171
THURSDAY, MARCH 3, 2022-6:00 P.M.
www.townoflittlesuamico.com

Plan Commission Members Present: Elmer Ragen, Keith Helmle, Ray Palonen, Vicki Storzer, Guy Gooding, Liz Paape, and Lisa Glinski.

Plan Commission Members Absent: Wesley Kobylarczyk

Plan Commission Consultant Present: Ken Jaworski

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.

CALL MEETING TO ORDER

Approval of Agenda

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

Motion to approve the agenda was made by Paape, seconded by Storzer. Motion carried, voice vote.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

Motion to approve the previous minutes was made by Palonen, seconded by Gooding. Motion carried, voice vote.

CORRESPONDENCE- None

1. Owner/Petitioner Norbert and Emil Kleczka (Zachary Clark applicant) -Request a Conditional Use for parcel 024-313501733 for storage units located in part of the SW ¼ of the SW ¼ of Sec 35, T26N, R20E-Action May Be Taken- Kleczka, Clark and Associate from Robert E Lee were all present at the meeting. After discussing all recommendations, the Planning Commission moved into deliberations. Gooding motioned to move CUP to the Town, seconded by Paape. Motion carried, voice vote.

Recommendations-

Dusk to dawn lighting

No flammable storage

No businesses run out of any storage unit

No outside storage

No living in any units

Hours of operation 24/7 occupant's access

Owner needs to monitor electricity in units if any

2. Owner/Petitioner DKG Holdings, LLC C/O Steve Neville- Request a Rezone from Agriculture (Ag) to General Commercial (GC) of parcel 024-081400923 for RV sales and service located in the SW ¼ of the NW ¼ of Sec 14, T26N, R20E- Action May Be Taken- After deliberations Palonen motioned to send the Rezone to the Town, seconded by Helmle. Motion carried, voice vote.

3. Owner/Petitioner DKG Holdings, LLC C/O Steve Neville- Request a Conditional Use of parcel 024-081400923 for RV sales and service located in the SW ¼ of the NW ¼ of Sec 14, T26N, R20E- Action May Be Taken- Hurth and Neville were present to explain the RV sales and service. Neville stated the building will be close to the same as the Quietwoods RV in Door County. After discussion the Planning Commission went into deliberations. Gooding motioned to pass along to the Town, seconded by Helmlle. Motion carried, voice vote.

Recommendations-

Hours of Operation Monday- Saturday 8am-5pm

Dusk to dawn lighting- Lights downward and not towards the highway

Respectable RVs on lot only, no salvage RVs

Must have dumpsters and any tires for pick up fenced in

No snow storage in Town right of way

LP gas storage outside only/100 feet from building

No more than 185 RVs parked on lot/30 visitor parking spots

4. Owner/Petitioner Big Sky Real Estate- Request a Rezone from Agriculture (Ag) to Residential Single Family (R1) for parcel 024-293301122 in the NW ¼ of the NW ¼ of Sec 33, T26N, R20E- Action May Be Taken- Representative from Mau & Associates was present as were Oskey and Calewatts. Discussions were had regarding the rezone going along with the 20-year comprehensive plan to turn the property into residential. After deliberations Palonen motioned to move Rezone onto the Town, seconded by Helmlle. Motion carried, voice vote with Paape voting nay.
5. Owner/Petitioner Big Sky Real Estate- Request a Plat Review for parcel 024-293301122 in the NW ¼ of the NW ¼ of Sec 33, T26N, R20E- Action May Be Taken- Request for Plat Review was postponed until further notice. Jaworski was present and explained the Town Standards. He then explained there were 2 options for the request to be heard, resubmit the review with 10-1 standards or apply for a variance with the Town. When applying for variance they will need to show hardship as to why the variance is needed. After deliberations the Plat Review was postponed motioned by Gooding, seconded by Storzer with Paape stating she wants to vote nay.
6. Town of Little Suamico 20-Year Comprehensive Plan-Action May Be Taken- Open Meeting and Public Hearing scheduled for March 22 starting at 6:00 P.M.
7. Announcements/General Information-No Action to Be Taken- None
8. Set Next Meeting Date- April 7 at 6pm, 2022
9. Adjournment- Meeting Adjourned at 7:10 P.M.

Respectfully Submitted by,

Lisa Glinski