

APPROVED MINUTES

MEETING MINUTES

Little Suamico Plan Commission Regular Meeting
Little Suamico Town Hall, 5964 County Road S, Sobieski, WI 54171
THURSDAY, MAY 5, 2022-6:00 P.M.
www.townoflittlesuamico.com

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

Plan Commission Members Absent: Vicki Storzer

Plan Commission Consultant Present:

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 Kobylarczyk. Motion carried, voice vote.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

Motion to approve the March 2022 minutes was made by Helmle, seconded by Glinski. Motion carried, voice vote.

CORRESPONDENCE- None

1. Owner/Petitioner Dennis Wiskow -Request a Conditional Use for parcel 024-081400722A (corner of Lade Beach and East Frontage Road) for rental storage units located in part of the NW ¼ of the NW ¼ of Sec 14, T26N, R20E-Action May Be Taken- Motion to postpone due to family emergency by Kobylarczyk, seconded by Palonen. Motion carried, voice vote.
2. Owner/Petitioner Tony Wied – Request a Rezone from Agriculture (Ag) to General Commercial (GC) for parcel 024313501532C (across from 41 Red Rocket Shell) SW ¼ of the SW ¼ of Sec 35, T26N, R20E-Action May Be Taken- Tony Wied explained his request for rezone. After deliberations Helmle motioned to send on to Oconto County, seconded by Kobylarczyk. Motion carried, voice vote.
3. Owner/Petitioner Lakes Gas CO-applicant Chuck Blessmen- Request a Conditional Use for parcel 024172301322A7 (Lot 6 Executive Circle) to install a 30,000 LP Gas Tank as a reload point for delivery trucks located in the SW ¼ of the SW ¼ of Sec 23, T26N, R20E-Action May Be Taken- Chuck Blessman and Steve Sergeant were in attendance for the request of CUP. They stated it was a refueling station for trucks to service over 650 customers in the area. Ragen opened for testimony for or against the CUP. Chris Augustine stated he was against as he is the developer of ABCD Estates where the parcel is located. He read through the covenants and per covenants the CUP needs to be denied. Blessman and Sergeant inquired why the person selling the parcel to them didn't tell them about the covenants as they would not have tried for the CUP knowing they could not move into Executive Circle. Others were in attendance that were against the CUP with

no one in attendance approving the CUP. After discussions Blessman and Sergeant understood the covenants and thanked everyone for their time. Motion was made to deny by Palonen, seconded by Helmle. Motion carried, voice vote.

4. Owner/Petitioner Big Sky Real Estate- Shady Lawn Estates Third Addition- Request a Plat Review for parcel 024-293301122 (behind 6415 South Chase Road butting up to Red Tail Lane) in the NW ¼ of the NW ¼ of Sec 33, T26N, R20E- Action May Be Taken- Mau and Associates explained the Plat Review. Mau stated that on the area development plan a future road is depicted north to S Chase and it includes crossing wetlands. He also stated it would be crossable if the right permitting was acquired and in his opinion this route did not involve a substantial ditch or elevation change from side to side. Ragen asked if anyone was for or against the Plat Review. Mike Trudell is against the Plat stated that this wasn't following the 20-year Comprehensive Plan or the Road Ordinance. He said it is hard for fire and rescue to get to some of these addresses with all the cul-de-sacs. He read through Article 10 from the Road Ordinance. Sheila Seidel is for the Plat stated she has family land that has been land locked for years and with this new addition her family is able to reach that property and she and her father also bought one of the lots. After deliberations, Palonen motioned to send to the Town, seconded by Gooding. Motion carried, voice vote with 4 ayes and 3 nays.
5. Owner/Petitioner Lynne Turner-Peer - Request a Conditional Use for parcel 024-202601932 to move a 1993 New Holly Park 16'x80' mobile home from 7374 County Road S to Rustic Acres Mobile Home Park Lot 73 in the NW ¼ of the NW ¼ of Sec 26, T26N, R20E- Action May Be Taken- Lynne Turner-Peer explained the move of the mobile home and showed many pictures to the Board and any constituents to wanted to look at them. After deliberations Palonen motioned to approve and send to Oconto County, seconded by Paape. Motion carried, voice vote.
6. Owner/Petitioner Rick Corona - Request a Conditional Use for parcel 024-4322004 to move a 1968 Double Wide Modular Home from Suamico to corner of Park Street and Noble Street in Sobieski in the NW ¼ of the NW ¼ of Sec 22, T26N, R20E- Action May Be Taken- Rick Corona explained the move of the modular home. Dave Szela was opposed to the move due to the age of the home and he stated that it would need to be hooked up to sanitary since it's in sanitary district. After discussion Gooding motioned to postponed due to sanitary questions, seconded by Helmle. Motion carried, voice vote.
7. Owner/Petitioner David Szymanski and Tammy Swearingen – Request a Rezone from Agriculture (Ag) to Rural Residential (RR) for parcel 024-010700513A (7166 Sundew Road) SW ¼ of the NE ¼ of Sec 7, T26N, R20E-Action May Be Taken- Paul Shallow explained the request for rezone. After deliberations Palonen motioned to move on to Oconto County, seconded by Kobylarczyk. Motion carried, voice vote.
8. Owner/Petitioner David Szymanski and Tammy Swearingen- Request a Land Division for parcel 024-010700513A (7166 Sundew Road) SW ¼ of the NE ¼ of Sec 7, T26N, R20E to create one new building site on 2.456 acres-Action May Be Taken- Paul Shallow explained the request for Land Division. After deliberations Gooding made motioned to send to Oconto County, seconded by Paape. Motion carried, voice vote.
9. Town of Little Suamico 20-Year Comprehensive Plan- Resolution No.2022-3- Action May Be Taken- Ragen explained the Resolution. Palonen motioned to approve the Resolution, seconded by Gooding. Motion carried, voice vote.
10. Announcements/General Information-No Action to Be Taken- None
11. Set Next Meeting Date- June 2, 2022
12. Adjournment- 7:27pm

Respectfully Submitted by, Lisa Glinski

