

Approved Meeting Minutes
Little Suamico Plan Commission Regular Meeting
Little Suamico Town Hall, 5964 County Road S; Sobieski, WI 54171
Thursday, February 2, 2023 – 6:00 p.m.

Plan Commission Members Present: Elmer Ragen, Guy Gooding, Keith Helmle,
Elizabeth Paape, Ray Palonen, and Vicki Storzer

Plan Commission Members Absent: Wesley Kobylarczyk

Plan Commission Consultant Present: None

The opening meeting statement was read, and the Little Suamico Plan Commission regular meeting was called to order at 6:00 p.m. 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 Guy Gooding, seconded by Vicki Storzer. Motion carried, voice vote

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

Motion to approve the minutes was made by Keith Helmle, seconded by Vicki Storzer Motion carried voice vote

CORRESPONDENCE:

1. Owner/Petitioner Alex Peterson- Budget Blinds- Request a Conditional use for parcel 024-202601022A1B, 837 E Frontage Road, for use to sell and install window treatments, located in part of the NW ¼ of the SW ¼ of Sec 26, T26N, R20E- Action May Be Taken

Seeking Conditional Use Permit to sell and install window treatments out of the building

Conditions Relative to Operation:

- Hours of Operation: M-F 7a – 7p. Showroom Hours: M-F 8a - 5 p and potentially on Saturdays 7a – 12 (Noon)
- Enclosed Dumpster that will include Garbage and Recycling
- Lighting, Parking and Signage is compliant with previous Conditional Use Requirements of previous business owner(s)
- Delivery will typically be conducted during normal operational hours

They currently have 5 employees anticipating to grow to 6-7

Guy Gooding made the motion to move this Conditional Use Permit Request with no objections to the Town Board. Vicki Storzer seconded the motion. Unanimous Voice Vote

2. Owner/Petitioner Roy Wenzel- Request a Conditional Use for parcel 024-202601932, a lot in the Rustic Acres Mobile home park, to move a 2003 14x70 mobile home into the park, located in the NW ¼ of the SW ¼ of Sec 26, T26N, R20E- Action May Be Taken

The mobile home will be owned by Rustic Acres and will be up for sale. There will be 100 amp service and will be secured according to Park and State specifications.

Ray Palonen made the motion to move this Conditional Use Mobile Home move to Rustic Acres Mobile Home Park Permit Request with no objections to the Town Board. Vicki Storzer seconded the motion. Unanimous Voice Vote

3. Owner/Petitioner Taylor Markiewicz- Cover All, LLC- Requests a Conditional use for parcel 024-303400814B, 5722 Berry Lane, for building storage units, located in part of the NW ¼ of the SW ¼ of Sec 34, T26N, R20E -Action May Be Taken

Parcel is zoned General Commercial.

Conditions Relative to Operation:

- Building #1 (12 Units 14 x 50) will have 15-amp power to the units
- Building #2 (5 - Units 10 x 12; 5 - Units 10 x 10; 12 – Units 10 x 30; and 12 Units 10 x 20) will have No Power to the units
- Lighting will be Canned Soffit lighting facing downward
- There will be No Water, No Heat, No Living Space, No Repair Shop, No Outside Storage, No Storage of Flammable Materials, No Dumpsters
- Cameras will be on all buildings
- Gravel Drive
- Signage will be allowed to be attached to the building
- 24-hour access; Not gated
- Other regulations may be imposed by the County

Testimony:

Mike Trudell- 6418 Allen Rd; Sobieski inquired as to how many units total? (46 – 12 units in large Building and 34 in Smaller Building.

Mark Wachal- 338 Parkland Ridge Lane; Green Bay inquired as to the size of the 46 units; which are outlined above in the “Conditions”

Jim Holschuh- 347 West Frontier Offered recommendations: that no soffit lighting be included on the back of the buildings; requested a fence be place on back of parcel; requested black top to control dust; and maintain plan “as-is” where units will run East-West

Dave VanHandel- 316 Rich Haven Ct; Little Suamico came up to check on parcel map and where units were to be placed.

Keith Helmle made the motion to move this Conditional Use to include the limitations outlined above with no objections to the Town Board. Ray Palonen seconded the motion. Unanimous Voice Vote

4. Owner/Petitioner Big Sky Real Estate- Request a Rezone from Agriculture (Ag) to Residential (R-1) for parcel 024-4121802041 and from Forestry (F) to Residential (R-1) for parcel 024-412802142 for a future subdivision located in part of the NW ¼ of the SE ¼ of Sec 18, T26N, R20E-Action May Be Taken

Discussion took place amongst members regarding the general plan design Map (3.1) in the 20-year plan where the location of this re-zone request is zoned "Agriculture/Woodlands". Guy Gooding, Elmer Ragen and Ray Palonen all discussed the potential process of revising the current 20-year Comprehensive Plan in that it aligns more closely with the environmental corridor on "S" to the Town of Chase.

Elizabeth Paape pointed out that the Plan Commission recently passed the 20-year Comprehensive Plan in that we as a Plan Commission should adhere to the current requirements that are indicated relative to the parcels (Agriculture/Woodlands).

Jamie Broehm from Oconto County Zoning provided a 10-page document outlining key points supporting how the request from Big Sky does not align with the Town of Little Suamico's 20-year Comprehensive Plan. Key Points indicated are:

- The Agriculture classification is designed to preserve existing lands devoted to the growing of crops and raising of livestock
- The town should encourage the preservation of agriculture lands
- As residential development continues in these areas, low density development should be considered. New development techniques and programs should be promoted to preserve as much agricultural land as possible
- Adequate buffers are recommended between farming and future non-farming operations in these areas in order to lessen conflict between land uses
- This plan should serve as a guide for the preservation of environmental corridors where future developments should stay back from environmental corridors as much as possible

Ray Palonen asked Jim Oskey as to the time-frame he purchased the parcels he was seeking for re-zone. Jim Oskey indicated that they were purchased late summer to early Fall; whereupon Ray Palonen pointed out to Jim Oskey that his purchase was made after the approval of the Town of Little Suamico 20-year comprehensive plan

Testimony:

Kerie Karls of 1442 Sundew expressed her concerns to the proposed re-zone relative that the land was in her family since 1915. She had concerns regarding the wetlands as well as to the placement of the roads and driveways on the parcel(s). Kerie stated that she knew farming on the parcels took place well into the 2000's. Kerie closed that she was 1000% against the re-zone

Robert Remark of 7222 County Road S indicated that he knew the property was used for farming minimally up to 2010. Robert also was concerned regarding his fence line delineating his property

Kevin Pautz of 7010 County Road S inquired as why the re-zone is being "forced" if the 20-year comprehensive plan does not align with the scope of the re-zone?

Mike Trudell of 6418 Allen Road; Sobieski outlined points of the 20-year comprehensive plan regarding the current proposed zoning of the parcels and how they are not supported in the Town's plan to a re-zone as well as Mike discussing legal descriptions of parcels

Letter from **Reiny** read by Elizabeth Paape

Haley Schilawski of 1530 Sundew Road indicated concern of increased traffic and excessive speeds of traveling residents.

Elizabeth Paape made the motion that the Plan Commission recommend to the Town Board that the re-zone request from Big Sky Real Estate be denied based on the discussion, supporting documentation from Oconto County Zoning and testimonies that took place. Vicki Storzer seconded the motion. Unanimous Voice vote.

5. Announcements/General Information-No Action to Be Taken: Announced February 4, 2023, Fishing Derby at Smulleys
6. Set Next Meeting Date: March 2, 2023
7. Adjournment: 7:39 p.m.

If you are an individual with a disability and need a special accommodation while attending any meeting, as required by the Americans with Disabilities Act, please notify the Chairman at 826-7863 or the Clerk at 826-7655 at least 24 hours prior to the start of the meeting so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended, and they are not meeting to exercise the authorities, duties, and responsibilities of any other governmental body

Respectfully submitted,

Lisa Glinski-Clerk/Treasurer
Elizabeth Paape- Planning Commissioner