

Approved Meeting Minutes  
Little Suamico Plan Commission Regular Meeting  
Little Suamico Town Hall, 5964 County Road S; Sobieski, WI 54171  
THURSDAY, April 4th, 2024 – 6:00 p.m.

Plan Commission Members Present: Dale Mohr, Rod Duesing, Brian VandenHeuvel, Amber Fox, Elmer Ragen and Kerie Karls

Plan Commission Members Absent: Brandon Dhuey, Keith Helmle

Plan Commission Consultant Present: None

Public Comment 3 minutes: Frank Nowak, Mike Trudell, Pat Fullerton, Shawn Jackson, Barb Jackson, Liz Paape

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 Mohr 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 Amber Fox, Second Brian VandenHeuvel. Approved by unanimous vote.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

Motion to accept the minutes made by Rod Duesing, Second by Kerie Karls. Amber Fox and Elmer Ragen abstained for not being present. Approved by unanimous vote.

CORRESPONDENCE:

-Anonymous letter from Dark Sky Society with exterior lighting and light pollution concerns

1. Owner/Petitioner for parcel(s) 024-121800111A1 -6925 Lower Road- Request for a Rezone from A (Agriculture) to RR (Rural Residential) to build a pole building and needs to be in compliance with zoning to obtain Land Use Permit, located in part of the NW ¼ of the SE ¼ of Sec 22, T26N, R20E-The Plan Commission reserves the right to permit nearby property owners that have received a letter from the Town the opportunity to speak on this topic for two (2) minutes.

Roger VanDeWalle for Michael Feller gave an overview of the project.

Motion to Recommend the Town Board to Approve Zoning to Rural Residential Amber Fox. Seconded by Rod Duesing. Approved by unanimous vote.

2. Owner/Petitioner for parcel(s) 024-303406044 and 024-303405541- 156 West Frontier- Requests a Land Division to create 1 lot with 2 buildings for an Auto Sales and Service, located in part of the SE ¼ of the SE ¼ of Sec 34, T26N, R20E- The Plan Commission

reserves the right to permit nearby property owners that have received a letter from the Town, the opportunity to speak on this topic for two (2) minutes.

Steve Bieda gave an overview of the CSM.

Motion to Recommend to the Town Board for Acceptance of the CSM Rod Duesing.  
Seconded by Elmer Reagen. Approved by unanimous vote.

3. Owner/Petitioner for parcel(s) 024-303406044 and 024-303405541- 156 West Frontier- Requests a Rezone from A (Agriculture) to GC (General Commercial) located in part of the SE ¼ of the SE ¼ of Sec 34, T26N, R20E- The Plan Commission reserves the right to permit nearby property owners that have received a letter from the Town, the opportunity to speak on this topic for two (2) minutes.

Jim Holschuh: concerns about lighting

Steve Bieda presented the Plan for S&L Motors including Rezone from Ag to Commercial, Wetland protection buffers, Job creation, Business hours, Project timeline.

Motion: In accordance with the 20-year plan, recommend rezone to general commercial as presented to the Town Board. Motion: Rod Duesing Seconded by Elmer Reagen. Approved by unanimous vote.

4. Owner/Petitioner for parcel(s) 024-303406044 and 024-303405541- 156 West Frontier- Requests a Conditional Use for parcel(s) 024-303406044 and 024-303405541, located in part of the SE ¼ of the SE ¼ of Sec 34, T26N, R20E- The Plan Commission reserves the right to permit nearby property owners that have received a letter from the Town, the opportunity to speak on this topic for two (2) minutes.

Jim Holschuh: Questions regarding plans for land opposite of road, lighting concerns, possibility of LED signs, taxes generated, the condition of the frontage road and possibility of upgrade, intent for car wash onsite?

Steve Bieda presented answers to concerns regarding land opposite frontage road; The west side is not involved, only the 14.08 is being purchased. The lighting plan is "Dark Sky compliant".

Sean Baxter answering questions regarding business plan: Hours M-F 7-7 Saturday 9-5. Waste disposal. After hour drop offs, no staffing, key drop box, property will be open for this, 24/7. No fencing. Private car wash within facilities, on septic. The plan for the existing barn is for aesthetics and history.

Plan Commission Condition Concerns: Lighting on monument signs, question of subduing from 10pm to dawn. Concerns with spotlights and directional light, shining down, if possible, for discussion. Waste disposal. Timeframe of wrecked cars sitting in lot; consideration of a view screen on wrecked vehicles. Screen fencing over dumpsters. Waste/oil/vehicle waste privately contracted; needs to conform with State: County Board of Adjustment will address. The business plan includes Hours M-F 7-7 Saturday 9-5. Waste disposal contracted. After hour drop

offs, no staffing, key drop box, property will be open for this, 24/7. No fencing. Private car wash within facilities, on septic. The plan for the existing barn is for aesthetics and history.

Motion to forward the recommended conditions and any concerns to the Town Board for their consideration Brian VandenHuevel. Seconded by Rod Duesing. Approved by unanimous vote.

5. Announcements/General Information-  
Elmer Reagen's interview.
6. Set Next Meeting Date- Thursday May 2, 2024, at 6 pm
7. Adjournment- Motion Kerie Karls Seconded by Brian VandenHuevel

Respectfully submitted,  
Kerie Karls- Plan Commissioner Secretary