

Approved 5/15/19
PLAN COMMISSION MEETING
THURSDAY, APRIL 25, 2019
5:30 p.m.
TOWN HALL
W2004 COUNTY RD S
(Date changed from 4-17-19 due to lack of quorum)
AGENDA

1. CALL TO ORDER, ROLL CALL, PLEDGE

Meeting called to order by Chairman Brandon Conrad at 5:45p.m. Commissioners present: Dan Reinke, Mark Dollevoet, Pam LaPlant, Ron Mashlan and Henry McKenna. Also present: Eng. Planner and Public Works Director Steve Brueggeman and Administrative Assistant Michelle Evers. Pledge recited.

2. VERIFICATION OF POSTING & ADOPT AGENDA

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 24th day of April, 2019 at 12p.m. by the Clerk's Office.

Motion by Comm. Reinke with second by Comm. Mashlan to approve agenda as posted.

Rescinded motion by Comm. Dollevoet with second by Comm. Mashlan to correct date error on agenda.

Motion by Comm. LaPlant with second by Comm. McKenna to approve agenda as posted.

6 Yes 0 No MC

All commissioners introduced themselves and how many years they have been on committee.

3. CONSIDERATION OF MINUTES FOR MARCH MEETING

Motion by Comm. LaPlant with second by Comm. Mashlan to approve the minutes of the March meeting. 6 Yes 0 No MC

4. OLD BUSINESS

-STATUS OF DEED RESTRICTIONS FOR READER PLUMBING PROPERTY

Attorney Steve Frassetto is working on this and will be brought to consideration at future Board meeting.

-STATUS OF REMAINING CONDITIONS FOR BELGIOIOSO WWTP SITE PLAN

Engineer Steve Brueggeman gave update of the specifics of the influent/effluent force main into the building that will cross Hwy S coming from cheese factory. The force main under Hwy S to Belgioiso property east to creek and discharge. An easement is being worked on for the crossing by BelGioioso with the Outagamie County Highway Department. BelGioso is working with the Sanitary District on the feasibility of having a sanitary bypass from the new WWTP to the existing 8-inch sanitary main in the to be vacated Spring View Court.

5. CONSIDERATION OF STREET VACATION – SPRING VIEW COURT

Motion by Comm. McKenna with second by Comm. LaPlant to approve the street vacation of Spring View Court. 6 Yes 0 No MC

6. CONSIDERATION OF CSM APP # 06-04-19-33 – ERIC & AMBER GEORGE

Motion by Comm. LaPlant with second by Comm. Reinke to recommend approval of the Eric & Amber George with the following condition:

1. The well advisory statement needs to be added to the CSM.

6 Yes 0 No MC

7. CONSIDERATION OF REZONING – PARCEL #090036606 (SCHAETZ FAMILY/MARK VOSTERS)

Motion by Comm. McKenna with second by Comm. Mashlan to recommend approval of the Schaeetz Family/Mark Vosters, parcel no. 090-0366-06, with the following conditions:

1. Applicant must have Future Land Use Map amended for parcel to indicate change from Commercial to Single and Two Family Residential.

6 Yes 0 No MC

8. CONSIDERATION OF COMPREHENSIVE LAND USE PLAN AMENDMENT FOR FUTURE LAND USE– PARCEL #090036606 (SCHAETZ FAMILY/MARK VOSTERS)

Motion by Comm. Dollevoet with second by Comm. Reinke to recommend approval of the Comprehensive Land Use plan amendment for Future Land Use with the following conditions:

1. Plan Commission passes resolution and forwards to Town Board. Town Board will set meeting for a Public Hearing for proposed amendment at May 22nd meeting.
2. Once date is set for the hearing, the Town Clerk will publish a Class I notice at least 30 days in advance of Public Hearing.
3. On Public Hearing date, Town Board will receive any comments and then Town Board will consider amendment and if approved, will adopt ordinance to amend the Comprehensive Plan and Clerk will forward to Outagamie County.

6 Yes 0 No MC

9. CONSIDERATION OF SITE PLAN APP # SP3-04-19-15 – FIC PROPERTIES

Engineer Steve Brueggeman gave update on FIC Properties. Plan Commission was supposed to be on 4/17 and FIC would wait with construction until after that meeting. Due to not having an available quorum, the Plan Commission meeting was cancelled and moved to after Town Board meeting. Family Insurance approached Steve asking to start early, Steve said they cannot proceed without Plan Commission approval. Steve recommended that FIC contact the Town Chairman. Town Chairman Charles Kramer came in the next day and said if FIC meet all the criteria and Steve said it did, but also said it did not go to plan commission. Steve said it still needs site plan approval from plan commission and town board prior to typically allowing a building permit. Kramer told Steve to let FIC know that they can proceed with Chairman’s verbal approval.

Mark Dollevoet said they actually got a building permit this time so that’s good, a good start. Henry McKenna also mentioned that it did not meet our approval and Steve said that is correct. Steve also had suggested that the Town Board put FIC on the agenda to approve at last night’s meeting and Plan Commission would just review so FIC can go ahead. Kramer did not want to do this and he sets the agenda for the Town Board. Steve had told FIC they couldn’t do any outer work on the building until they got a permit.

Henry understood the process but not comfortable with being overpowered. Steve said he heard from Barb that Chairman Charlie contacted two plan commission board members. Dan and Ron said they were contacted by Chairman Charlie.

Motion by Comm. Mashlan with second by Comm. Dollevoet to recommend approval of the Site Plan for FIC Properties with the following conditions:

1. Applicant to coordinate location of Knox Box with Town of Freedom Fire Department upon obtaining of building permit.
2. No proposed mounted signing is being shown. Any modifications to the existing ground mounted sign or any new signs that will be constructed need to be submitted for review and approval prior to issuance of the building permit.

6 Yes 0 No MC

10. STATUS OF COMPREHENSIVE PLAN UPDATE

Engineer Steve Brueggeman gave update on Comprehensive Plan Update. The planner we were working with from M&E has resigned and they are working to find us a new planner. They had five interviews with some stakeholders in the community. Once they get a planner identified, they will continue the interviews. The Comprehensive Plan meetings will be at 5:30p.m. on June 17, August 19 and September 16.

11. SANITARY DISTRICT REPORT - None

12. ADJOURN

Motion by Comm. Dollovoet with second by Comm. Reinke to adjourn at 6:26p.m. 6 Yes 0 No MC

Michelle Evers, Deputy Clerk