

PLAN COMMISSION MEETING  
WEDNESDAY, JULY 18, 2018  
5:30 p.m.  
TOWN HALL  
W2004 COUNTY RD S

AGENDA

**1. CALL TO ORDER, ROLL CALL, PLEDGE**

Meeting called to order at 5:30 p.m. by Chairman Tim Maass. Commission members present: Henry McKenna, Dan Reinke, Pam LaPlant, Mark Dollevoet, Chris Evers and Ron Mashlan. 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 17th day of July, 2018 at 1p.m. by the Clerk's Office.

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

*7 Yes 0 No MC*

**3. CONSIDERATION OF MINUTES FOR JUNE, 2018**

*Motion by Comm. LaPlant with second by Comm. Reinke to approve the minutes of June 2018 meeting.*

*6 Yes 0 No 1 Abstain (Evers) MC*

**4. CONSIDERATION OF HOPFENSBERGER CSM APP #06-07-18-06 ON KRUEGER RD**

*Motion by Comm. Evers with second by Comm. Dollevoet to recommend approval of the Hopfensberger CSM # 06-07-18-06.*

*7 Yes 0 No MC*

**5. CONSIDERATION OF PETERSON CSM APP #07-07-18-13 ON WEYERS RD**

*Motion by Comm. Evers with second by Comm. McKenna to recommend approval of the Peterson CSM # 07-07-18-13 with the following conditions:*

1. Future development of Lot 2 may require an additional wetland delineation due to the presence of the existing hydric soils. The existing and future delineated wetlands will limit the building area due to the required 10', 50', or 75' setback. This note needs to be added to the CSM.
2. The Well Advisory Statement is not shown and needs to be added to the CSM.
3. Owner's certificate is not shown and needs to be added to the CSM.

*7 Yes 0 No MC*

**6. CONSIDERATION OF VANDENBERG CSM APP #08-07-18-11 ON CENTER VALLEY RD**

*Motion by Comm. Evers with second by Comm. Mashlan to recommend approval of the Vandenberg CSM # 08-07-18-11.*

*7 Yes 0 No MC*

**7. CONSIDERATION OF MIKE VANDENHEUVEL (MIKE'S WELDING) REQUEST FOR A VARIANCE TO REDUCE THE SIDE YARD SETBACK TO ALL FOR A BUILDING ADDITION FOR CURRENT BUSINESS.**

- a. Public Hearing – None

**b. Commission Consideration**

***Motion by Comm. McKenna with second by Comm. LaPlant to approve to provide variance for side yard setback up to a maximum of 9 feet with the applicant providing to Town of Freedom actual dimension upon verification by his contractor within one week's timeframe with these conditions:***

1. Applicant must also apply directly with the Outagamie County Zoning to consider final approval of variance.
2. If the variance is granted by the County, the applicant must submit a full building and site plan to the Town of Freedom for review and approval consideration with the Plan Commission and Town Board.
3. If the variance is granted by the County, the applicant must obtain a building permit from the Town of Freedom.

**7 Yes 0 No MC**

**8. CONSIDERATION OF DARREL VOSTERS CONDITIONAL USE PERMIT FOR**

**a. Public Hearing**

**b. Commission Consideration**

This item will need to be tabled at the beginning of the meeting. The county contacted me initially and said that Mr. Vosters will require a CU Permit for his manure pit abandonment because it's within 300' of a navigable water way. They contacted me again after our property notices went out saying that they will no longer require a CU Permit.

***Motion by Comm. Dollevoet with second by Comm. Reinke to table Darrel Vosters Conditional Use Permit. 7 Yes 0 No MC***

**9. CONSIDERATION OF ST. NICHOLAS BUILDING ADDITION SITE PLAN**

***Motion by Comm. LaPlant with second by Comm. Reinke to recommend approval of the St. Nicholas Building Addition Site Plan with the following conditions:***

1. Submit lighting plan for review.
2. Applicant to coordinate location of Knox Box with Town of Freedom Fire Department upon obtaining of building permit.
3. Show placement of construction safety fence around rear perimeter of construction area.

**7 Yes 0 No MC**

**10. SANITARY DISTRICT REPORT**

Comm. Evers reported an update on West Industrial Park.

**11. ADJOURN**

***Motion by Comm. Dollevoet with second by Comm. Reinke to adjourn at 6:09 p.m.***

**7 Yes 0 No MC**

Michelle Evers, Administrative Assistant

There may be a quorum of Town Board members present at this meeting. No Town Board business will be transacted during this meeting.