

Approved 2/20/19
PLAN COMMISSION MEETING
WEDNESDAY, JANUARY 16, 2019
5:30 p.m.
TOWN HALL
W2004 COUNTY RD S

1. CALL TO ORDER, ROLL CALL, PLEDGE

Meeting called to order by Chairman Tim Maass. Commissioners present: Henry McKenna, Dan Reinke, Mark Dollevoet, Ron Mashlan and Chris Evers. 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, Dairyland Depot, Freedom Mini Mart, YETI, LLC and on the Town website on the 14th day of January, 2019 at 4:15 p.m. by the Clerk's Office.

Motion by Comm. Reinke with second by Comm. Mashlan to approve agenda as posted.
6 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR DECEMBER 2018 MEETINGS

Motion by Comm. Evers with second by Comm. Dollevoet to approve the minutes of December 19, 2018 meeting. 6 Yes 0 No MC

Motion by Comm. Dollevoet with second by Comm. McKenna to table the minutes of December 26, 2018 meeting. 6 Yes 0 No MC

4. HINTZ/SCHUH SPECIAL EXCEPTION - The applicant has withdrawn his request but needs to be on the agenda as this request was done after the notices were mailed out.

5. CONSIDERATION OF CSM APP # 03-01-19-10 - FREEDOM WEST INDUSTRIAL PARK/BEL GIOIOSO

Motion by Comm. Mashlan with second by Comm. Reinke to recommend approval of the Freedom West Industrial Park/Bel Gioioso with the following conditions:

- 1) The Owner's Certificate will need to be revised on sheet 3 to reflect Bel Gioioso Cheese as the Owner
- 2) Document(s) listed on bottom of sheet 3 need to be revised to include recorded document number of sale of Lots 11, 12 and 13 to Bel Gioioso Cheese.
- 3) Add agricultural advisory statement to CSM
- 4) Recording of this CSM to be completed after sale of Lots 11, 12, and 13 to Bel Gioioso Cheese.
- 5) There are existing sanitary sewer and water main utilities within the to be vacated Spring View Court. The owner will need to coordinate with the Sanitary District and the Town of Freedom regarding the abandonment of any of these existing utilities and service laterals and/or the requirement for any easements.
- 6) Sanitary existing utilities and easement add to drawings
- 7) Spring View must be vacated prior to recording.

6 Yes 0 No MC

6. CONSIDERATION OF CSM APP # 02-01-19-15 – CORAL LEE COENEN

Motion by Comm. McKenna with second by Comm. Mashlan to recommend approval of the Coral Lee Coenen CSM with the following conditions:

- 1) Remove well advisory statement
- 2) The applicant must coordinate with the Outagamie County Highway Department for obtaining a driveway access to Lot 2.

6 Yes 0 No MC

7. CONSIDERATION OF CSM APP # 01-01-19-14 – READER PLUMBING & SEPTIC (PARKWAY LN)

Motion by Comm. McKenna with second by Comm. Dollevoet to recommend approval of the Reader Plumbing & Septic CSM (Parkway Lane) with the following conditions:

- 1) Street vacation of area within Lot 1 as shown on the CSM will need to be vacated by separate instrument.
- 2) Deed restrictions will be relevant to existing road until property is developed and new road constructed.

6 Yes 0 No MC

8. CONSIDERATION OF SITE PLAN – READER PLUMBING & SEPTIC

Chris left the meeting at 6:57p.m.

Motion by Comm. McKenna with second by Comm. Reinke to recommend approval of the Reader Plumbing & Septic Site Plan with the following conditions:

- 1) Need to show approximate limits of construction
- 2) Define areas of new gravel or pavement in lot area
- 3) Extend silt fence to the east another 50 feet
- 4) Submit a landscaping plan for review
- 5) Submit a lighting plan for review (minimally must show proposed exterior lighting location of any new exterior lighting)
- 6) Town Engineer ensures that site plan is in accordance to plate covenants.
- 7) Town Engineer coordinate with Building Inspector on issuance of building permit.

5 Yes 0 No MC (Chris Evers excused to leave to another meeting)

9. ADJOURN

Motion by Comm. Dollevoet with second by Comm. Reinke to adjourn at 7:10p.m.

5 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.