

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, July 25, 2019 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members present: Keith Berben, Dan Herro, Tr. Kruepke and Jon Weil.

Member Excused: Dan Reik

Member Absent: Tr. Emmrich

Staff present: Collin Johnson, John Walther and Jilline Dobratz.

2. Approval of Minutes for the Plan Commission Meeting of June 27, 2019

Motion by Pres. Schwab second by Jon Weil to approve the Plan Commission minutes of June 27, 2019.

Vote: 5 ayes, 0 nays. Motion carried.

3. Conditional Use Permit – Storage Facility – Affordable Green Homes

Julian Laufer, Affordable Green Homes, was present and explained the proposed storage facility use. Julian commented there will be an easement drafted, they worked out a retention area design to slow the water from the property to the catch basin on the seller's property and they want to create additional parking. They will work with the Building Inspector on zoning and what the property would allow before making further improvements. Pres. Schwab asked how many trailers, vehicles and various apparatuses would be stored. Julian stated one enclosed trailer, one trailer for hauling equipment and a van. They aren't sure on how they are going to utilize the building. Collin Johnson inquired on how the exterior space will be used, the type of equipment and the amount of equipment that would potentially be located on the property. Collin asked the board to potentially limit all exterior storage so that it directly associates with the operation of the business. Dan Herro asked if there would be protective fencing around the property. Julian responded they will be building a berm which will create a buffer between the properties. Collin stated the catch basin is located on the Northwest corner of the Spaeth property. It is a private stormwater, inlet and pipe so the capacity is not known. Pres. Schwab commented after paving, providing gravel and making improvements to the property, there will be more runoff. Collin commented the current inlet is not potentially a solve all solution to future improvements. Julian gave more information on the purpose of the berm.

Motion by Pres. Schwab, second by Dan Herro to recommend the Village Board approve the Conditional Use Permit – Affordable Green Homes – for the building and property as a storage facility subject to a formal easement regarding the stormwater and subject to, at this point, of a limit of no more than two trailers parked per Village Code and also per staff comments.

Vote: 4 ayes, 0 nays (1 Abstain, Tr. Kruepke). Motion carried

4. Citizens to Address the Plan Commission

Debbie Spaeth, N168 W21058 Main Street – Asked that the minutes reflect the property was not the Spaeth farm family homestead but the Kruepke homestead, it was her Mother’s family and not her Father’s. They did have a concern on the future of the water and will work with them on a future plan. She stated they would love to have Collin come over to look at it and go from there. They look forward to the new neighbors. Debbie gave information on the properties around them regarding buffers and would love to have a buffer on their backyard.

Pres. Schwab read Ord. Sec. 48-109, stated the Plan Commission is recommending approval and requested when they come to the Village Board meeting to have a plan for how the barrier is going to happen. Julian Laufer commented they would like to put in some arborvitaes throughout and, depending on the species, they grow roughly 14 to 15 feet tall and spread out eight to ten feet but could put more in. They want to plant trees in an environment that allows them to grow and come together.

Brian Feucht, 135 North 6th Avenue, West Bend – Commented that they are set to close on the property next week and asked if they were conditionally approved. John Walther responded the Plan Commission is a recommending body. Pres Schwab explained they are recommending to the Village Board that the use be approved but it is up to the Board to grant the approval.

5. Adjourn

Motion by Pres. Schwab, second by Jon Weil to adjourn.
Vote: 5 ayes, 0 nays. Meeting adjourned at 7:29 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk