

TOWN OF GRAFTON
PLAN COMMISSION - OFFICIAL MINUTES
FEBRUARY 7, 2018- 7:00 PM

Grafton Town Hall - 1230 11th Ave., Grafton, WI, 53024

I. CALL TO ORDER

1. ACTION: Chairman Bartel called the meeting to order at 7:00pm.

***PRESENT:** Chairman Lester A. Bartel, Jr., Commissioner Bob Wolf, Commissioner Dan Lyons, Commissioner Dan Vogel, Commissioner Patrick Stemper, Commissioner Brian Robinson, Commissioner Jeff Thoma

***ABSENT:**

***OTHERS PRESENT:** Clerk / Planner Amanda Schaefer, Engineer Kevin Kimmes, Attorney Sara MacCarthy, Building Inspector Rick Fellenz

II. VERIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW

1. ACTION: Clerk/Planner Schaefer confirmed compliance with the Open Meetings Law.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

IV. ADOPTION OF AGENDA

A. ACTION: Commissioner Wolf moved to adopt the agenda, seconded by Commissioner Stemper. Motion carried 7-0.

V. REVIEW AND APPROVE MINUTES FROM PREVIOUS MEETING

A. ACTION: Commissioner Robinson moved to approve the minutes from the previous meeting, seconded by Commissioner Thoma. Motion carried 7-0.

VI. PUBLIC HEARINGS

A. NONE

VII. RESIDENT CORRESPONDENCE/PERSONS WISHING TO BE HEARD

A. Resident correspondence associated with specific agenda items are part of the meeting packet and can be reviewed by requesting copies from the Town Office – 262.377.8500.

VIII. OLD BUSINESS:

A. Discussion and possible action regarding a Conditional Use Permit Petition (Level 2 Landscape Business) by Gary and Jennifer Johnson, 2384 Marak Drive, Tax Key #06-005-07-010.00

- a. Clerk/Planner Schaefer provided a brief report to the PC; supplemental materials have been submitted to attempt to meet PC requests from the previous meeting
- b. Allan Haasch, 2387 Marak Drive, addressed the Plan Commission; there are no objections as long as everything stays the way it is shown in the papers; Ms. Haasch asked if this affects property values; if they do not abide by this, can it be brought back to you? They are in support of the application the way it currently stands.
- c. Commissioner Lyons asked about the yard waste noted in the narrative as being staged on the front yard – has this been an issue? It is not a consistent storage site, per the applicant, but he will watch this and be more aware. **Anything that is NOT belonging to tree removal on this property will be not be kept in piles on the property. This will be added to the agenda.**
- d. Commissioner Robinson asked about the parking of diesel vehicles offsite.
- e. Commissioner Robinson asked about plows on personal vehicles. He was surprised they weren't applying the new parking plan yet.
- f. Commissioner Stemper was happy to see the site plans; it was helpful for review. Those that had previously complained are now on board with the plan, and that is telling. Please follow the plan that is approved.

- g. Commissioner Thoma asked the neighbors in attendance what the biggest concerns were – the trucks/trailers on the road and the lack of order on the property – it was an eyesore
- h. Commissioner Thoma said that everything looked tidy the last time he did a drive by
- i. Commissioner Thoma suggested a 1-year renewal
- j. Commissioner Wolf stated that he was previously against this; he now agrees with most of the Plan Commission; however, he will be looking at this quite regularly – there will not be a lot of warnings; please follow the plan. He will back down on the need for a landscape buffer. He is also in favor of a 1-year CUP renewal
- k. Commissioner Vogel is thoroughly opposed to this and will not vote yes to this
- l. Chairman Bartel shared that there is a much more positive atmosphere than there has been in the past.
- m. The permit conditions were modified
- n. **ACTION: Commissioner Lyons moved to approve the Johnson CUP with conditions listed, seconded by Commissioner Stemper. Motion carried 5-1 with Commissioner Vogel dissenting.**

IX. NEW BUSINESS

- A. **Discussion and possible action regarding a Conditional Use Permit Renewal for Permit #16-05 (Landscaping Business – Level 3), Krystal DeRuyter, applicant, 1965 Tamarack Trail, Tax Key #05-001-07-004.00**
 - a. **ACTION: Commissioner Wolf moved to table the DeRuyter CUP renewal until March, seconded by Commissioner Robinson. Motion carried 7-0.**

X. TOWN STAFF UPDATES

- A. Town Planner: **Chairman Bartel addressed the proposed Resolution on next week’s Board agenda regarding opposition to the anticipated annexation of Town land for the Village Business/Industrial Park.**
- B. Town Engineer: **NONE**
- C. Town Building Inspector: **NONE**

XI. ADJOURN

- 1. **ACTION: Commissioner Stemper moved to adjourn, seconded by Commission Vogel. Motion carried 7-0.**

**Respectfully Submitted,
Amanda L. Schaefer, Clerk**