

## **Village of Egg Harbor**

Plan Commission Meeting Minutes

Tuesday, May 22, 2012 at 5:00 p.m. or soon thereafter

Paul J Bertschinger Community Center

7860 State Hwy 42, Egg Harbor, Wisconsin

### 1. Call Meeting to Order

Chair, Fisher called the meeting to order at 5:01 p.m. Those in attendance were Chair-Nancy Fisher, Gail Hill, Emily Pitchford, Joseph Smith, Kathy Mand Beck, Bill Cammack, Lou Nyberg, Joshua Van Lieshout, and Kelly Popp. Also in attendance were Ed Freer-JJR, Principal and Kyle-JJR, Associate and Pat Robers-Owner of Unit 3 Harbor Square Condo

### 2. Pledge of Allegiance

### 3. Approval of the Agenda

Fisher moved to approve the agenda as amended, moving agenda item 5 under agenda item 7, Cammack seconded. Motion carried.

### 4. Approval of Plan Commission Meeting Minutes for April 24, 2012.

Pitchford moved to approve the Plan Commission meeting minutes for April 24, 2012, Beck seconded. Motion carried.

### 5. Pat Robers Re: Unit 3 Harbor Square Condominium

Pat Robers distributed his Harbor View Grill Business Plan proposal and gave his presentation. The proposal consists of three phases of development, including exterior repairs and secondary entrance, exterior beautification and a rooftop terrace. Fisher stated the Village Board will consider the liquor license proposal at the next Village Board meeting and the Plan Commission will be looking at the business plan proposal. Fisher asked Van Lieshout to be sure Robers had the Village ordinances for review. Harbor View Grill's Business Plan will be placed on the next plan commission agenda. Robers asked that the Commissioners consider phase one of the design to move forward with the condominium's changes. Fisher thanked Robers for coming with his presentation. Robers departed. Commissioners discussed Harbor View Grill Business Plan. A possible Conditional Use Permit, Parking and a lot line survey was discussed for the property. The next step will be for Robers to apply for the issuance of a conditional use permit

### 6. Review of M-U Downtown Plan Stakeholder Meeting

Fisher asked Freer to give his presentation on the M-U Downtown Plan. Freer stated they took observations and over 1000 photos, while walking the area many times. The area of concentration was from County E, Main Street, Hwy 42 and Church Street. He commented on the existing parks and amenities and possibilities for the Downtown Village area. Possibilities included a children's area, additional sidewalks and walking trails with public art, increase in parking with the addition of parallel parking through the village along Hwy 42, and decreasing the length of crosswalks by the addition of shoulder parallel parking. July 24<sup>th</sup>, 2012, was discussed as the date for the next public invitation for a half-hour to an hour session. Ownership, Cost-sharing and maintenance were discussed briefly. Fisher thanked Freer and his associate for attending the meeting.

### 7. JJR Recommendations for proceeding with M-U Plan

July 24<sup>th</sup> was reviewed as the date for the public invitation of a half hour to an hour session for Freer to explain the M-U Plan. Freer of JJR will be sending a package out to the Village.

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### 8. CBRF/Multi-Occupant Structures Discussion

Fisher stated this is a continuation of prior discussions regarding the topic of CBRF/Multi-Occupant structures. Recommendation for CBRF/Multi-Occupant structures is to issue a conditional-use process, but not place a limit on the size/occupants (without a maximum density), allowing the structures into all zoning districts.

### 9. Dilapidated Structures – photos or locations from Commissioners

No photos were reviewed. Dilapidated buildings were discussed by the Commissioners. Rosenberg property at 7885 Hwy 42 will be razed. Fisher asked that a letter be sent to the property owner(s) of Bentley of 7886 Hwy 42 and Rosenberg of 7885 Hwy 42, after taking photos and inspection. Village Codes will be included with the letters as well. Van Lieshout will report back at the next meeting on the actions taken.

### 10. Amendment to the Village zoning code, Chapter 10 and Chapter 152, concerning permeable surfaces and paving requirements

Beck moved to approve and recommend to the village board the amendments with the language changes to Village zoning code, Chapter 10 and Chapter 152, concerning permeable surfaces and paving requirements, Nyberg seconded. Motion carried.

### 11. Village Board Actions:

#### a) Sewer Connection Fee Reduction

Fisher reported Village Board approved the change regarding sanitary connection fees, which was prompted by the excess capacity that the WWTP has and allow service to customers in the Town of Egg Harbor.

#### b) Liquor License-Request For Proposals

The Liquor License-RFP, the Village Board will continue to discuss this and entertain others that are forthcoming.

#### c) Pocket Parks

The pocket parks under construction in the Village were designed to assist in more pedestrian travel. They are coming along well and cannot wait to get final amenities in place. The pocket parks will be placed by Double delights, Christine's, Shipwrecked and Greens N' Grains. Briggsville will be doing all of the plantings. Joe Melendez, a resident, has suggested the Village ask volunteers to assist with the upkeep of the pocket parks.

#### d) Re-appointments

Fisher thanked Beck and Cammack for their re-appointments to the Plan Commission.

### 12. Code violations

Van Lieshout reported on code violations in the Village. There is nothing new to report. Van Lieshout distributed correspondence that came in this afternoon and asked Commissioners to consider the comments.

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13. Open Session (limited to 10 minutes)

The hours of construction within the Village was discussed briefly, due to some complaints. Construction in the Village is permitted between the hours of 7:00 a.m. and 7:00 p.m. Fisher will contact WPS regarding the times and property owner, Zeller to notify them of the permitted construction times within the Village.

14. Next Meeting

The next Plan Commission meeting will be on June 26, 2012 at 6:00 p.m. at the Paul J Bertschinger Community Center.

15. Adjourn

Fisher Moved to adjourn the meeting at 7:20 p.m., Smith seconded. Motion carried.

Recorded by,

Kelly A Popp

Deputy Clerk-Treasurer/Administrative Assistant