

APRIL 26, 2010 Plan Commission Meeting

The Plan Commission met at 7:35 p.m. on Monday, April 26, 2010 at the Town Hall in New Munster. Chairman William Glembocki opened the meeting with the Pledge of Allegiance.

Plan Commission members present for roll call: Chairman William Glembocki, Vince Mosca, Clayton Wagner, Mary Ochoa-Petersen, Randy Schulz, Paul DeLuisa, and Dennis Robers. Sue Riley was excused.

Also present: Supervisors Andrew Lois, Clerk Sheila Siegler, Fire Chief Alan Kaddatz, Town Planner Patrick Meehan, Julie Palmer, Mark Merkling, David Smith, Joe Greenspan, Dan Bednar, Jim Jackley, and Jim Mirek.

Meeting notices were posted in five public places and newspapers were notified. Meeting notice was also placed on the town website.

Approval of minutes was tabled on a motion by Bill Glembocki and second by Vince Mosca.

Public Comments – none

Applicant: Fox River Road LLC, 2222 Chestnut Ave. STE 301, Glenview, IL

60026 (owner)

Location: south of Hwy "50" and east of Hwy "W" – along the west bank of Fox River

Tax Parcel: #95-4-119-013-0901

Request: Certified Survey Map (CSM) approval which creates Outlot 1 – a 56.9 A. parcel of land along the west bank of the Fox River and Lot 1 – a 29.39 A. parcel which includes the proposed 11 lot, Fox River Estates Sub.

David Smith, attorney representing Fox River Road LLC said this is a wild, low-lying area of the proposed subdivision. With DNR purchasing the property, it will be available to the public for hunting and fishing. It is a win-win for everyone.

Commissioner Mary Ochoa-Petersen asked about hunting restrictions. DNR agent, Jim Jackley replied the rules are no shooting within 100 yd to a house.

WI DOT has given DNR permission to use part of the old "50" right-of-way as a parking area. In the future, if DOT would need that area, there is a location further south on C.T.H. "W" that could be used if necessary. Jackley said the Wheatland Fire Dept. gave up the restricted "fire lane" because it is not anticipated to be needed. The fire department needs clean water, free of muck or debris, to use the modern equipment.

DNR will construct a 3-car gravel parking area. It will be posted.

Town Planner Meehan had a few "housekeeping" issues but recommended it be sent to the town board for approval conditional on those changes.

Commissioner Clayton Wagner said there will be issues with fishermen parking there. Garbage will be an issue. Jackley said perhaps they could have "canoe access" only. He would have to check on that.

Commissioner Paul DeLuisa noted this property is across from his house. He has seen camping and campfires.

Jackley said the DNR would own so they would be policing.

Vince Mosca moved to recommend to the Town Board conditional approval for the CSM as requested by Fox River Road LLC per application and submitted map, and to encourage DNR to have strong signage to discourage undesirable activities on the property. Clayton Wagner seconded. Motion carried.

Applicant: Julie M. Palmer, W4102 Palmer Rd., Lake Geneva, IL 53147 (owner)

Business: Action Marine, Inc.

Location: 5909 392nd Ave., Slades Corners

Tax Parcel: #95-4-219-323-0310

Request: Amendment to Conditional Use Permit to include the selling of used RV's and additional storage and outside display areas along Hwy "50"

Julie Palmer stated she wants to update the property. Moving the fence toward "50" will allow for more storage. Defining the parking area for cars with a rail fence used to designate the space will make the property more presentable. A variety of landscaping and flowers around an updated sign are also a part of the plan as well as pads along "50" for display of boats, etc. and also a campfire display.

The fence will be allowed under Kenosha County Zoning Ordinance to be 20 ft. from the "50" r.o.w. They are having a survey done before installing the fence.

Palmer said the present trees can't be moved. They plan on 2" caliper deciduous and 6 ft. conifers. They want to present a good image.

Alan Kaddatz, representing the St. John Ev. Lutheran Church Cemetery Ass'n whose cemetery property borders Action Marine stated they are in favor of whatever the town can do to help Action Marine's business.

In regard to the planned display of boats and a campfire display, Commissioner Ochoa-Petersen asked for more information on the campfire display. Julie Palmer explained that they wanted to show a camping experience to display their boats and RV's. It will have muted lighting so it shows at night.

Responding to Commissioner Wagner, Palmer said the pads will be empty in winter. It will be stored inside. They do an Inner City Auction twice a year as a benefit and would have more boats on display at that time.

Responding to Commissioner Dennis Robers, Palmer said they do have a lease on the buildings on the north side of "50" which they formerly did own.

The septic system will be located and reviewed. They will update if necessary.

Commissioner DeLuisa moved a motion to recommend approval to the Town Board for the amendment to the Conditional Use Permit for Julie Palmer for "Action Marine" as stated in the application. Commissioner Ochoa-Petersen seconded. Motion carried.

Ordinance No. 10-003 – amendment to Chapter 36 of the Code of Ordinances of the

Town of Wheatland to provide for a public participation plan when amending the town comprehensive plan

Town Planner Patrick Meehan said the implementation plan requires a public participation plan. There will be necessary fee increases for the newspaper publications and increased time involved in the process. He would recommend fees be increased with the consumer price index each year.

There will be additional time constraints with a minimum of six weeks.

Chairman said a recommendation to the town board is needed for this type of ordinance.

Commissioner Wagner moved to recommend to the town board adoption of Ordinance No. 10-003. Commissioner Randy Schulz seconded. Motion carried unanimously.

Reports and correspondence – none

Adjournment

Paul DeLuisa moved to adjourn at 8:18 p.m. Mary Ochoa-Petersen seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk