

CITY OF MAYVILLE PLANNING COMMISSION MINUTES

Mayville City Hall, 15 S. School Street, Mayville, WI

August 22, 2007

1.) Call to Order and Roll Call.

Members Present: Luce, Henkel, Kahlhamer, Sternat, Liebenow, Benter, Engel

Members Absent: None

Others Present: Bob Smith, Sue Smith, Brian Paynter, Mike Kurutz, Sal Okon,
Vern Hilker

2.) Approve Agenda.

Motion by Henkel seconded by Luce to approve the agenda.

Unanimously Carried.

3.) Approve the Minutes of the June 27, 2007 meeting.

There was a motion by Henkel to approve the minutes provided he be given the opportunity to make a statement regarding item #7. The motion was seconded by Luce.

Discussion:

Henkel stated that item #7 to recommend funding for a CSM for the Golf Course and park property should not have been handled as it was since specifics of the item being considered were not listed on the agenda, which therefore did not provide the public enough detail to know what we were considering. Henkel asked that it be placed as a specific item on a future agenda. Luce concurred with Henkel.

Mayor Sternat said he understands the concern and had no problem with placing it on a future agenda. He stated that the City Attorney was consulted prior to the June meeting. There was really no requirement that it had to go to the Planning Commission. If a CSM were actually done then it would have had to go to the Commission. The CSM funding request was merely an up front courtesy to the Commission.

The CSM item will be placed on the next regular Planning Commission meeting. Hilker indicated that he was happy that there was an amiable resolution to the CSM issue among all the Commission members but since a complaint was filed with the District Attorneys office regarding the June meeting he had a statement to make. Hilker read his prepared statement as well as the July 25, 2007 complaint which Bob Smith filed with the District Attorney. Both are attached as part of the minutes.

The motion to approve the minutes was voted on.

Unanimously Carried.

4.) Property Split request of Leo Kollmansberger, Tax Parcel 048-1216-3421-001. 2 acre parcel in the Extraterritorial Area.

Sal Okon was present to represent the owner and describe the split. Hilker reported that he had received a phone call from Don Roll who indicated that the Town of Williamstown has approved the split. The property is outside of the Mayville ET Zoning Area, the parent parcel is 20 acres and the sliding-scale density chart in the ordinance allows for one non farm parcel split.

Motion by Liebenow seconded by Luce to approve the split as proposed.

Unanimously Carried.

5.) Property Split request of Rodney Fischer, Tax Parcel 048-1216-2712-001 and 048-1216-2724-000. 22 acre parcel in the Extraterritorial Area.

Sal Okon was present to represent this property owner as well and he described the proposed split. Hilker reported that he had received a call from Don Roll indicating that the Town of Williamstown has approved this split also. The parent parcel covers acreage both in and out of the Mayville ET Zoning area with the majority of the acreage out of the existing ET zoning limits. The parent parcel is in excess of 40 acres and the sliding scale density chart in the ordinance would allow 2 new non farm parcel splits.

Motion by Luce seconded by Engel to approve the split as proposed.

Unanimously Carried.

- 6.) **Recommend removal of a City building at Parcel 251-1216-2311-003, Park property west of the Lincoln Lane Pedestrian Bridge. Mike Kurutz, Parks and Rec Director.**

Mike Kurutz presented the matter of moving the building. He also reviewed the Kekoskee / Williamstown Historical Society, Inc. agreement with the Commission a copy of which was handed out immediately preceding the start of the meeting.

Motion by Kahlhamer seconded by Benter to recommend sale and removal of the building as proposed by Mike Kurutz.

Unanimously Carried.

- 7.) **Recommend to the Zoning Board of Appeals an “Unclassified Use” in the M-2 General Manufacturing Zoning District, to utilize the property at 970 Metalcraft Drive, (Specialty Ice) Tax Parcel 251-1216-1322-005, as a pet grooming and boarding facility including outside kennels. Amanda Johnson and Jessica Weinberger.**

No one attended the meeting to speak on this item. There was discussion by the Commission regarding the proposal that would include outside runs for dogs. Barking dogs, traffic, the proximity to existing housing and the viability of allowing it in the City at all were concerns expressed by members of the Commission. They felt that the Public needed to have input on the matter through the Board of Appeals hearing. The “unclassified use” description is contained in 17.56.040 c. of the Zoning Ordinance.

Motion by Luce seconded by Engel to forward the matter to the Zoning Board of Appeals without a recommendation, so that the Board of Appeals can obtain public input through the hearing process.

Unanimously Carried.

- 8.) **Adjournment**

Motion by Henkel seconded by Kahlhamer that the meeting be adjourned.

Unanimously Carried.

Meeting adjourned 7:28 PM.

Vern Hilker, Director of Public Works / Secretary to the Planning Commission