

MAYVILLE PLANNING COMMISSION
Mayville City Hall, 15 S. School Street, Mayville, WI
September 23, 2009

MINUTES

1.) Call to Order and Roll Call.

Meeting called to order by Chairman Heron at 7:01 PM.

Members Present: Smith, Henkel, Kahlhamer, Heron, Luce, Engel

Members Absent: Benter

Others Present: Scott Strook, Dave Seiler, Al Voss, Jerry Moede, Dave Uttech

2.) Approve Agenda.

Motion by Henkel seconded by Smith to approve the agenda.

Unanimously Carried.

3.) Approve the Minutes of the August 26, 2009, meeting.

Motion by Luce seconded by Engel to approve the minutes of the August 26, 2009 meeting.

Unanimously Carried.

4.) Site Plan review and approval consideration for the expansion of the storage yard for Schmid Pipeline Construction Inc., River Knoll Industrial Park, east of Mallard Drive, tax parcel 251-1216-1414-005.

The review memo from the Building Inspector was reviewed. The area is more of a storage yard than a parking lot with a lot of traffic, and was not expected to cause a lot of concern for dust. If dust becomes a problem the ordinance requiring dust control can be applied. The area generally stores equipment, materials and fabricated piping components.

Motion by Henkel seconded by Luce to approve the site plan as submitted.

Unanimously Carried.

5.) **Review and approval consideration for the request of Doug Korth for a land division in the City of Mayville Extraterritorial Area on North German Road, part of tax parcel 048-1216-1311-000.**

It was noted that the difference between this request and the Freund situation is that this area already is zoned single family in the extraterritorial area. Also, the lot includes .19 acres of road right of way getting it to the 2.19 acres as shown.

Motion by Henkel seconded by Kahlhamer to recommend to the County Land Resources and Parks Department approval of the lot split.

Unanimously Carried.

6.) **Site Plan review and approval consideration for the building addition of Old Fashioned Foods, tax parcel 251-1216-1444-049. (North of Kekoskee and Furnace St. intersection)**

The Building Inspectors report was reviewed. It was noted that we would not want to approve a site plan that shows the need for trucks needing to utilize neighboring property not owned by Old Fashioned.

Glen Helmbrecht was in attendance representing Mayville Die and Tool and said to this point they have not been contacted by Old Fashioned.

Dave Uttech of Keller Structures was also in attendance and said they have decided to revise the plan. Since no advance notification of the plan revision was given, the Building Inspector has not reviewed the new proposal and no action can be taken.

There is a joint easement for access that also needs to be reviewed.

Mr. Helmbrecht asked that any new plan be discussed with Mayville Die and Tool. Mr. Uttech agreed to meeting with them.

The Planning Commission asked that the new plan be discussed between property owners and that the provisions of the joint access easement be reviewed, with all of the info pertaining to the new site plan and the access easement to be provided to the Planning Commission at an upcoming meeting.

The Planning Commission said it would schedule a special meeting if needed to expedite the matter for them.

Motion by Henkel seconded by Luce to table until the next meeting.

Unanimously Carried.

7.) **Review and possible approval recommendation to Council, the Twin Oaks Planned Unit Development Overlay District and the associated General Development Plan proposal.
Tax Parcel 251-1216-2322-005. (Property owned by CWG Enterprise LLC)**

Rob Williams was in attendance to present the Twin Oaks plan to the Commission. They changed the plan by showing additional two-family acreage which will require a zoning change. The multiple family area has not expanded which is the portion that will be the PUD, so staff will be able to work with the developer and engineer to proceed with getting the PUD process and submittals done along with getting the Development Agreement done. The zoning change and plat can subsequently be worked on to get the two-family portion of the subdivision on track. This process allows the PUD Overlay

District and the General Development Plan to be forwarded to the Council who in turn would conduct the required public hearing per Municipal Code 430-53.

Motion by Henkel seconded by Smith to recommend to Council, approval of the Twin Oaks multiple family PUD and General Development Plan.

Unanimously Carried.

8.) Adjournment

Motion by Luce seconded by Kahlhamer to adjourn.

Unanimously Carried.

Meeting adjourned 7:40 PM

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