

Draft

Planning Commission Minutes

April 20, 2011

1. Call to Order-Chair Don Jones called the Planning Commission meeting to order at 7:00 pm. The pledge was said.
2. Roll-Present were Dave Bomkamp, Shelly Hahn, Evelyn Propp, Bill Walter, Josh Jones and Chair Don Jones. A quorum was present.
3. Agenda-Shelly Hahn moved to approve the agenda as presented. Second by Bill Walter. Motion carried with a voice vote.
4. Citizens Comments-None
5. Zoning Officer Report- Mike Birkholz gave the zoning report.
6. Commission Comments-None
7. Minutes-Dave Bomkamp moved to approve the minutes from the March 16, 2011 as presented. Second by Evelyn Propp. Motion carried with a voice vote.
8. Unfinished Business-
 - a. Setbacks for Rural Residential and Residential 1 Districts-Mike Birkholz had asked setbacks be addressed in rural residential and residential 1 district. Attorney Henderson suggested the setback be 10 feet. Attorney Henderson will draft an amendment to be considered next month.
 - b. ATC Conditional Use Permit on Colley Road-This is in the City of Beloit.
9. New Business
 - a. A public hearing was scheduled for 7:30. Business was complete until the hearing, therefore Attorney Henderson addressed Commission members(Shelly Hahn and Bill Walter) signing a petition that was submitted to the Town Board during the public hearing for rezoning for Rock Road Companies, inc. According to the Towns Association, Commission members must show no bias when making a decision. By signing such a petition this implies said members have made a decision prior to the public hearing. Attorney Henderson asked that these members disqualify themselves or the Chairperson to do so to avoid a court issue. Bill Walter stated he still would like to speak against the conditional use permit; Attorney Henderson advised he would be allowed during the public hearing as a citizen. Shelly Hahn didn't think the petitions could be submitted, they were discussed. Amendments to Prairie Avenue Concrete conditional use permit were discussed. With additional time to spare prior to the scheduled public hearing, conditions for Rock Road Companies, Inc. were discussed as well.

b. Public Hearing to Amend Conditional Use Permit-Prairie Avenue Concrete, Inc.- Attorney Henderson called the public hearing to order to amend the conditional use permit for Prairie Avenue Concrete, Inc.. There was no representation present for Prairie Avenue Concrete, Inc. No one spoke in favor or against. The public hearing was closed.

c. Consider and Act Upon Amendment to Conditional Use Permit for Prairie Avenue Concrete, Inc.- Chair Don Jones moved to postpone any action to the amendment to next month since Ms. Hanson was not present. Second by Dave Bomkamp. Motion carried with the following roll call vote-Dave Bomkamp-aye, Shelly Hahn-aye, Evelyn Propp-aye, Bill Walter-aye, Josh Jones-aye and Chair Don Jones-aye.

d. Public Hearing-Conditional Use Permit for Rock Road Companies, Inc.-Attorney Henderson called the public hearing to order for the conditional use permit for Rock Road Companies, Inc. Attorney Mike Grubb spoke on behalf of Rock Road Companies, Inc. noting the standards to be considered in making the decision for the conditional use permit. Ryan Spies, Safety Manager Rock Road Companies, Inc. reviewed the plans proposed by Rock Road Companies, Inc.; any questions/concerns were addressed. Gary Hahn, resident posed various questions along with Planning Commission members. The public hearing was closed.

e. Consider and Act Upon Conditional Use Permit-Rock Road Companies, Inc.-Attorney Henderson reviewed the findings document. There was a proposed conditional use permit submitted to members for review. Leon Hahn asked about well agreements, this will be addressed. Evelyn Propp moved to approve the conditional use permit for Rock Road Companies, Inc.. Second by Dave Bomkamp. Motion carried with the following roll call vote-Dave Bomkamp-aye, Shelly Hahn-"forced to abstain", Evelyn Propp-aye, Bill Walter-abstain, Josh Jones-aye and Chair Don Jones-aye.

10. Adjournment-Dave Bomkamp moved to adjourn. Second by Josh Jones. The meeting was adjourned.

Respectfully Submitted,

Deborah Bennett
Clerk/Treasurer-WCMC