



Minutes – Plan Commission Meeting, July 24, 2024

Call to Order

The meeting was called to order at 4:00 PM by Mayor Boelk, with the following roll call:

Present: Mayor Rob Boelk, Gene Frings, Travis Puls, Broc Fleischer, and Andy Shoemaker.

Excused: John Gable.

Absent: Ald. Michael Schmidt.

Staff Present: Administrator Stephanie Justmann, Surveyor/Engineering Technician Nick Chikowski of Kunkel Engineering Group, and Clerk Anastasia Gonstead.

Approval of Minutes of the May 22, 2024 Plan Commission Meeting

The motion to approve the minutes of the May 22, 2024 Plan Commission meeting was made by B. Fleischer and seconded by G. Frings.

Discussion: None.

Vote – 5 ayes, 0 nays. Motion carried.

Citizen Comment

Mayor Boelk announced that John Gable has made the decision to resign from Plan Commission, due to health issues.

Discuss, with Possible Action, Allowable Permitted Uses and Conditional Uses for Zoning District M-2 General Manufacturing

Mr. Chickowski provided an overview of this agenda item. Administrator Justmann provided the Body a memo, which included guidance from the League of Wisconsin Municipalities. It was discovered that Ordinance 1128-2021 did not have the required public hearing and, per the guidance provided from the League of Wisconsin Municipalities, would not be an enforceable ordinance. Ordinance 1128-2021, amongst other things, added the used car sales and detailing to the M-2 Zoning Conditional Uses.

Discussion ensued amongst the Body pertaining M-2 Zoning and where improvements could be made. Mayor Boelk suggested the Plan Commission members bring forward samples and suggestions for zoning code changes to the August 2024 meeting. There was consensus amongst the Body.

Discuss, with Possible Action, Occupancy Permit Application and Intended Use for 1056A N Main Street, Parcel No. 251-1216-1323-016, Owner: Travis Puls

After the prior agenda item, it was determined that the Body would need to review this item under the scope of the prior version M-2 General Manufacturing municipal code. Administrator Justmann pointed out that there are already permitted uses in this area of the City that are not included in the aforementioned code. Discussion was had amongst the Body regarding permitted uses in M-1 and M-2 zoning in which this business may fit.

The motion to allow the AK Top to Bottom Auto Service to fall under the M-2 permitted uses for motor vehicles was made by Mayor Boelk and seconded by A. Shoemaker.

Discussion: None.

Vote – 4 ayes, 0 nays, 1 abstain (T. Puls). Motion carried.

Date and Time of Next Meeting

Wednesday, August 21, 2024 at 4:00 PM.

Adjournment

The meeting was adjourned at 4:31 PM by order of the Chairperson, Mayor Boelk.

Respectfully submitted,
Anastasia Gonstead – City Clerk