

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 South School Street, Mayville, WI
July 22, 2020

1. Call to Order and Roll Call.

Meeting was called to order at 5:00 p.m.

Members present: Bob Smith, Merlin Kahlhamer, Andy Shoemaker, Rob Boelk, John Gable, Travis Puls, and Joann Gromowski.

2. Approve Agenda.

Motion by Puls, second by Gromowski, to approve the agenda. Motion carried on a voice vote.

3. Citizens Comment.

None.

4. Approve the minutes of the April 22, 2020 meeting.

Motion by Smith, second by Gable, to approve meeting minutes. Motion carried on a voice vote.

5. Public Hearing – Public Hearing regarding the Conditional Use Permit Application for Mikell Thoreson, 853 Horicon Street, Mayville. Parcel #251-1216-2331-014. (See the Public Hearing Notice which was published on July 9, 2020 and July 16, 2020).

There were no citizens comments/questions regarding this matter.

Bob Smith stated that he spoke to the building inspector regarding this and if it is permitted to do. Bob stated that he was informed that the business will have a paint booth facility, which is not a permitted use within B-2 Outlying Business District, which is the reason for the Conditional Use Permit.

John Gable stated that he knows Mikell Thoreson and feels that he follows through with the items he has listed on the Conditional Use Permit as far as building/site improvements and upkeep.

Travis Puls stated that he agrees with John regarding Mikell Thoreson. Travis did question the hours of operation for the business, due to its location to residential neighborhoods. He also questioned whether there would be any additional yard lighting added to the site and if so, it would require a photometric plan.

Seeing as Mikell Thoreson was not present to address questions it was decided to move item #6 on the agenda, to the end of the agenda, to see if Mikell would show up.

Motion by Andrew Shoemaker, second by Kahlhamer, to close the public hearing and to table and move item #6 to the end of the agenda to see if Mikell Thoreson shows up to address questions regarding the CUP Application. Roll was called: Motion carried on a 7-0 vote. The Public Hearing was closed at 5:07 p.m.

6. Discussion with possible action on Conditional Use Permit Application for Mikell Thoreson, 853 Horicon Street, Mayville, Requesting Classic Car & Truck Restoration Business to be operated at 853 Horicon Street which is Zoned B-2 Outlying Business District. Parcel #251-1216-2331-014.

This item was tabled and moved to the end of the agenda as mentioned above.

Mikell Thoreson was still not present when this item came back up at the end of the agenda.

Motion by Smith, second by Puls to approve the Conditional Use Permit Application based upon the improvements being made as listed within the Conditional User Permit Application, that the business complies with the City Noise Ordinance, and that any future outside lighting be brought back to Plan Commission for approval. Roll was called. Motion carried on a 7-0 vote.

7. **Public Hearing – Public Hearing regarding the Conditional Use Permit Application for Tom Baade/Integris, 1176 Dayton Street, Mayville, Requesting Multi-Family Development consisting of 3 buildings, with 18 units per building, which is Zoned RM Multiple-Family District. Parcel #251-1216-2322-068. (See the Public Hearing Notice which was published on July 9, 2020 and July 16, 2020).**

There were not citizen questions/comments regarding this matter.

Motion by Puls, second by Gromowski to close the Public Hearing. Roll was called. Motion carried on a 7-0 vote. The Public Hearing was closed at 5:10 p.m.

8. **Discussion with Possible Action on Conditional Use Permit Application for Tom Baade/Integris, 1176 Dayton Street, Mayville, Requesting Multi-Family Development consisting of 3 buildings, with 18 units per building, which is Zoned RM Multiple-Family District. Parcel #251-1216-2322-068.**

Tom Baade with Integris was present to address questions and discuss the project.

Based upon the site plan showing a future fourth building, Travis Puls asked if Integris would have to come back to Plan Commission for site plan approval to construct the fourth building. Don Neitzel stated that they would have to come back before plan commission when they are ready to move forward with the fourth building. At this point in time, Integris is only submitting for the three buildings. Tom Baade did state that the stormwater facilities, watermain, and sewer sizing are all being done based upon the full buildout with four buildings.

Motion by Gable, second by Smith to approve the Conditional Use Permit. Roll was called. Motion carried on a 7-0 vote.

9. **Adjournment.**

Motion made by Puls, second by Gromowski, to adjourn. Roll was called. Motion carried on a 7-0 vote. Meeting adjourned at 5:19 p.m.

Minutes prepared by Don Neitzel