

MINUTES

PLAN COMMISSION OF THE TOWN OF POLK, WASHINGTON COUNTY

POLK TOWN HALL 3680 Hwy 60, Slinger, WI. 53086

Tuesday, January 6, 2015. 7:30 p.m.

I. Call meeting to Order. The meeting was called to order at 7:30PM. The Pledge of Allegiance was recited.

- A. **Chairman Schulteis reported that the notice of the meeting** was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel, and posted at the Town Hall, Roskopf RV Center, and Cedar Lake Hills bulletin boards.
- B. **Roll Call.** Members Present: Chairman Albert Schulteis, Supervisor Robert Roecker, William Whitney, Karen Reiter, Dennis Sang, Mark Peters, and Zoning Secretary Tracy Groth.
- C. **Chairman Schulteis asked for a moment of silent prayer.**
- D. **Approval of Joint Town Board and Public Hearing, December 4, 2014.** Chairman Schulteis commented that the Minutes should reflect the changes recommended by the Town Attorney to the Petition to Repeal and Replace Section 4.07 Cellular and Digital Communication Antennas and Towers and that the changes are part of the Minutes as Exhibit A; the title of the document should be changed from "Agenda" to "Minutes"; the Minutes should reflect that Town Clerk, Marlyss Thiel, was not in attendance. Reiter moved to approve the Minutes of December 04, 2014 Joint Town Board and Plan Commission Minutes as corrected. Dennis Sang seconded the motion. All voted in favor and the motion carried.
- E. **Approval of the Plan Commission Meeting Minutes, December 4, 2014.** Karen Reiter added to Item #D, the statement, "Reiter commend that due to the fact that the County wants driveway access 300 feet from the County Highway, the buyers of Lots could share the cost of the driveway." Karen Reiter moved to approve the Minutes of the December 04, 2014 Plan Commission Minutes as corrected. Robert Roecker seconded the motion. All voted in favor and the motion carried.

II. Unfinished Business – NONE

III. New Business

- A. **Site Plan Approval for JJS I, LLC in accordance with Section 3.08 of Town of Polk Title X Zoning Ordinance** to construct a 100' data tower at 4101 County HWY P, Town of Polk, Washington County, WI. Tax Key T9-0488-00Z, Section 12, Zoned M-1 Industrial District. JJS I, LLC Property Owner. Chairman Schulteis invited comment from the applicant. John Stanwyck
- B. **Certified Survey map** to create (1) 6.450 acre Lot from an existing 28.50 acre parcel in the A-1 General Agricultural District, Pleasant Valley Road, Town of Polk, Washington County, Tax Key #T9-0041, Section 2, John R. Peil, Property Owner.
- C. **Certified Survey map** to create one (1) 9.5 acre Lot from an existing parcel created by CSM and additional lands in the A-1 General Agricultural District, Pleasant Valley Road, Town of Polk, Washington County, Tax Key # T9-0041, Section 2, John R. Peil, Property Owner.
- D. **Certified Survey map** to create two (2) Lots from an existing acre parcel in the A-1 General Agricultural District, Tax Key# T9-0693-00F. Section 21, Hillside Road, Town of Polk, Washington County, Daniel R. Dineen Property Owner.
- E. **Business Use Permit for Apple Services and Repairs, LLC** in accordance with Section 3.08 of the Town of Polk Title X Zoning Ordinance to operate a semi- truck and auto repair business. Town of Polk, Washington County, Tax Key T9-0695, Section 22, Zoned M-1 Industrial District. Joseph L. Anderson, business owner. Richard Zurowski and Carolyn Poupore property owners.

IV. Other Business

- A. Correspondence. None.
- B. Informational Items. None.

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C. Zoning Board of Appeals Report

Karen Reiter provided a report of the November 20, 2014 Zoning Board of Appeals for Rob and Linda Ruesch. The request was a variance to Title X Sections 6.04(2) and 8.02 (1) allow a variance of 20' to the secondary street yard setback and expansion of a nonconforming structure. The Board went through the five (5) criteria. The variance request did not meet all criteria; Criteria #4 Preservation of Property Rights was not met as the property owners could improve and enlarge the home by building upwards. Building Inspector, John Frey described options to the Zoning Board of Appeals for enlarging the structure. The variance request was denied.

V. Adjourn.

Karen Reiter moved to adjourn the meeting. Dennis Sang seconded the motion. All voted in favor and the motion carried. The meeting adjourned at 8:30 PM. All were invited to stay after the meeting for refreshments.

Respectfully submitted,

Tracy L. Groth, Zoning Secretary