

## **Special Planning Commission Approved Minutes**

### **June 24, 2008 Meeting**

The meeting was called to order by Chairman R. Spurrell at 7:00 pm, open meeting law requirements were acknowledged as having been met. Roll call: S. Deegan, R. Couch, L. Wilkinson, T. Thomas, J. Steinbach and R. Spurrell were all present, J. Lisecki was excused. Minutes from May 27, 2008 were motioned for approval as presented by S. Deegan and seconded by L. Wilkinson. All voted in favor, motion carried 6-0.

There were no public comments/concerns voiced by anyone present.

June Falada expressed a desire to be able to advertise her property at Murphy Drive and Hwy 67 as residential with a possibility of rezoning. The property to the north and west of the 5 acre lot is zoned M1, to the south residential and to the east a B1A and residential mix. During discussion it was noted that the advertisement would have to maintain a 'potential' or 'possible' rezoning due to the fact that no petition for rezoning has been filed and any such petition could only be filed by the landowner. There would be no guarantee of a rezoning by the Planning Commission because the Planning Commission is only a recommending body of government to the Village Board. However it was stated that the current Planning Commission Board is open for discussion and consideration of the idea of rezoning.

Scott and Melissa Dooley then presented an idea of a 'beer garden' on top of the building known as Knucklehead Pub and Grill. During discussion many aspects were talked about including: inside/outside access, noise concerns, fire access requirements, the building structure, safety being on top of the building, a liquor license needing outdoor drinking approval and hours of operation. The Dooleys presented a conceptual drawing and stated they were looking for a conceptual approval before proceeding with engineering research and approval for the structure of the building. It was stated by the Planning Commission that engineering approval, a full plan of operation stating hours, noise control methods, etc. would have to be presented before any further approvals would be considered (besides the conceptual approval recommend for the board). R. Couch motioned to recommend to the Village Board for a conceptual approval, seconded by L. Wilkinson. Motion carried all in favor, 6-0.

Dennis Tomasik present site plans for a building in the industrial park. Discussion followed clarifying that his building would only be a 'storage' building for his equipment, because all work for his business is done at the construction site – not at the industrial park lot. Motion by L. Wilkinson for recommendation of approval to the Village Board, seconded by S. Deegan. During discussion of the motion, questions about the construction of the driveway (gravel vs. asphalt) were raised. The building inspector will be contacted in regards to the questions the Planning Commission had about requirements needed. Motion carried all in favor, 6-0.

Chairman R. Spurrell made a statement for clarification on the Final Plat for Parish Hill. R. Spurrell stated that Mark Marzion's letter stated a representative from the DOA stated the state will review the plat and many times get revisions made. Then the revised plat should be submitted to all reviewing agencies to make sure the changes/revisions did not effect their approval. However R. Spurrell then stated that the village did not get a revised final plat and that is where there was/is a breakdown in the procedure. Discussion then resumed in terms of the final plat. The additional land being purchased for the road was discussed, and Mark Marzion stated it was not added to the plat. The land being purchased will be dedicated to the roadway (the right of way for the road) by Mark Marzion, therefore he didn't feel it needed to be on the final plat. After clarification that the changes requested by the DOA were basically small drafting errors, Motion by L. Wilkinson for recommendation of approval of Parish Hill's final plat to the Village Board with the stipulation that the recording of the final plat with the county be done simultaneously with the recording of the quitclaim deed for the required land purchase of Mark Marzion to the State of WI for the right of way requirements. Motion seconded by J. Steinbach. During discussion it was clarified that the dedication would be to the Village of Eagle not the State of WI. Also questioned was if the Village had a final ok from the engineering review. R. Spurrell will contact Ruckert and Mielke to verify final approval has been given. L. Wilkinson amended his motion to approve recommendation of the final plat to the Village Board with the stipulation that the recording of the final plat with the county be done simultaneously with the recording of the quitclaim deed for the required land purchase of Mark Marzion to the Village of Eagle for the right of way requirements, and conditional upon engineering verification of final approval. J. Steinbach also amended his second. Motion carried all in favor, 6-0.

There being no further business S. Deegan motioned for adjournment, L. Wilkinson seconded. Motion carried with all in favor. R. Spurrell adjourned the meeting at 8:12 pm.