



PLANNING COMMISSION MEETING

October 26, 2023

Present: Mr. Mark Votava, Ms. Rachel Dana, Mr. Sean Flaherty, Mr. Del Miske, Mr. David Sanocki, Mr. Brian Krafthefer, Supervisor Phillip Moosbrugger

Absent: Ms. Betsy Vance

Others in Attendance: Mr. Duane Stensland, Mr. Isaac Stensland

Call to Order:

Chairman Mark Votava called the meeting to order at 7:02 PM, October 26, 2023.

Approval of the Minutes

Mr. Miske moved to approve the minutes of the September 14, 2023 meeting. Seconded by Mr. Krafthefer, the motion carried 6-0.

Variance Request – 1770 Nolan Avenue North

Tom Mulcahy and Nancy Cleveland appeared to request a variance to build a 4,224 square foot outbuilding on their property. They currently have three adjacent parcels (0.6 acres, 1.3 acres & 11.4 acres). Their primary residence sits on the 1.3 acre parcel. There are currently three accessory structures on the 11.4 acre parcel. Ordinance Section 6.9.5.1 only allows 2 outbuildings totaling 2,500 square feet. The recommendation was to explore how they may be able to combine/split their existing property to allow for a “new” parcel that they could build their proposed structure on but incorporate a primary dwelling unit into the design of the new structure.

Chairman Votava suggested that the planning commission revisit this ordinance section at a future date for possible revision/updating.

Montessori School – 177 Neal Avenue North Driveway Access Proposals

Kris Shelton and Ross Behling from Montessori appeared to discuss relocation of the entrance to the school to eliminate “car stacking” on Neal Avenue at drop-off and pick-up times. They propose eliminating the existing Neal Avenue entrance and providing a new entrance north of the existing location to comply with Washington County’s request (referred to as the Northern Option). This involves a change to the current Conditional Use Permit that includes an entrance on Hudson Boulevard North rather than what is being currently proposed. A motion was made by Mr. Miske and seconded by Ms. Dana to recommend approval of the Northern Option subject to a public hearing. The motion passed 6-0.

Township Fee Schedule / Building Permit Fee Schedule

Discussion was held regarding the Building Permit Process Map, updating of the current fee schedule and building permit fee schedule as well as increasing the percentage of fees paid to Stensland Inspections to 85% versus the current percentage of 65%. Chairman Votava to prepare a presentation to the town board presenting all proposed recommendations.

Adjourn

The date for the next meeting was confirmed for November 16, 2023. Having no further business, Ms. Dana moved to adjourn the meeting. Seconded by Mr. Miske, the motion carried 6-0. Mr. Votava adjourned the meeting at 10:00 PM.

Respectfully Submitted,

Sean Flaherty
Planning Commission Member