

FEBRUARY 27, 2017 Plan Commission Meeting

The Plan Commission met Monday, February 27, 2017 at the Town Hall in New Munster. Chairman William Glembocki opened with the *Pledge of Allegiance* at 7:00 p.m.

Present for the Plan Commission: Clayton Wagner, Randy Schulz, Dennis Robers, Vince Mosca, Paul DeLuisa, and Mary Ochoa Petersen. Also present: Town Supervisors Andrew Lois, Kelly Wilson, Town Clerk Sheila Siegler, Fire Chief Lou Denko and Clem Stein.

Meeting agenda notices were posted on the town website, town hall and transfer station and *Kenosha News* and *Westosha Report* newspapers were notified. Additionally, property owners abutting Tax Parcel #95-4-119-013-0320 & 95-4-119-013-0330 and #95-4-219-364-0107 were notified by First Class Mail.

Mary Ochoa Petersen moved approval of the Plan Commission Minutes of the June 27, 2016 and August 22, 2016 meetings. Paul DeLuisa seconded. Motion carried.

Public comments - none

HMS PROPERTIES OF WHEATLAND LLC, 29 E. Sedgemoor St. #B, Elkhorn, WI 53121-4227 (Owner), Dolan Pomrenig, 2049 S. 72nd St., West Allis, WI 53129 (Agent), requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily allow the placement of two 8' x 40' steel storage containers in relation to a commercial fireworks retail sales operation in the B-3 Highway Business Dist. on Tax Parcel #95-4-119-013-0320 & 95-4-119-013-0330 Town of Wheatland.

Chairman William Glembocki announced the request of HMS Properties of Wheatland has been withdrawn.

CLEM STEIN III, 5700 312th Ave., Salem, WI 53168 (Owner), requesting approval of a temporary use (Section VII.B.12.36-5(a)(5): which states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily allow the operation of a commercial event barn in the A-2 General Agricultural Dist. on Tax Parcel #95-4-219-364-0107 Town of Wheatland.

Clem Stein presented his proposal. He said he is removing the (airplane type) overhead doors on the metal building and constructing a stationary wall with doors and windows. The doors will meet the safety and handicapped requirements.

The lodge (separate block building) will have two ADA compliant bathrooms. Insurance will be in place for each event with a Websafe policy based on the number of people attending, roughly a \$250 premium cost.

Electrician following building inspector requirements. Stein said he is putting in a fire alarm system. 5,000 to 12,000 sq. ft. doesn't require a wet system suppression.

Stein said alcohol is never sold but bartenders are hired to dispense the alcohol.

He is redoing the pavement, fire lane and signs and putting in more outside lighting.

Mary Ochoa Petersen said she is a neighbor and has no problems with the business.

Clem Stein said he had no idea he couldn't operate this type of business without permits. He began to market this on the Internet 1.5 years ago and it likely caused someone to complain. In 2016, 15 events were booked. He only books one for a weekend even if it is only a one day event.

Chief Lou Denko said this and future events of this type have to comply with NFPA I fire code. New requirement is that the fire chief and building inspector have to sign off. There is a rigorous amount of staff time involved. Clayton Wagner asked if a permit fee for extra inspection and research should be required. Denko said he is not asking for money, that is up to the board. He was just explaining the steps necessary for all events of this type.

Responding to Vince Mosca, chairman said nothing is charged now. Chairman said the board will take that under advisement at budget time.

Commissioner Wagner moved a favorable recommendation to the town board for the request of Clem Stein for a temporary use permit for an event barn on Tax Parcel #95-4-219-364-0107, 5708 312th Ave. subject to all statements of the Temporary Use application, subject to complying with the Building Inspector Report (January 10, 2017), subject to SPS 361 and SPS 314 requirements and subject to a final inspection by the Fire Chief and Town Building Inspector. Second by Paul DeLuisa. On a roll call vote, seven voted in favor, none against, none abstained. Motion carried.

Meeting was motioned for adjournment at 8:07 p.m. by Paul DeLuisa and second by Mary Ochoa Petersen. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk