

### March 27, 2023 Plan Commission Meeting

The Plan Commission met Monday, March 27, 2023 at the Town Hall in New Munster at 7:00 p.m.

The meeting was called to order by Vice Chairman Vince Mosca and began with the *Pledge of Allegiance*.

Present for the Plan Commission: Vice Chairman Vince Mosca, Brett Butler, Mark Robers, Randy Schulz and Kyle Madsen. William Glembocki and Paul DeLuisa were excused. Also present: Town Supervisor Kelly Wilson, Town Clerk Sheila Siegler, Fire Chief Lou Denko, Traci Denko, Bill Joerndt, and Cody Joerndt.

Meeting agenda notices were posted on the town website, at the town hall and transfer station and the *Kenosha News* and *Westosha Report* newspapers were notified. Wheatland property owners within 300 ft. of Tax Parcel #95-4-219-362-0320 were notified of the meeting by First Class Mail.

Minutes of the September 12, 2022 Plan Commission meeting were moved for approval by Brett Butler and second by Randy Schulz. Motion carried. Minutes of the January 23, 2023 Plan Commission meeting were moved for approval by Brett Butler and second by Mark Robers. Motion carried.

**Public comments** – none

- **Wheatland Diesel Services, LLC, William & Janet Joerndt, and Cody Joerndt, 6812 Brever Rd., Burlington, WI 53105**

Conditional Use Permit application to operate an auto/diesel repair shop at 4621, 328th Ave., Tax Parcel #95-4-219-362-0320. Property is zoned M-1 (Limited Manufacturing District). Hours of operation are 7 a.m. – 7 p.m. There will be no outside storage of vehicles, equipment, etc. All work will take place inside the building.

Cody Joerndt said there are parking spaces in front of the building. The building is limited by 11 ft, 4 in. overhead doors. Big trucks and semi's will not have access. He will be using three lifts. The building already has a single phase and 3-phase panel. The existing sanitary system holding tank has been approved by the Kenosha County Sanitarian.

Fire Chief Lou Denko reported the size of this building (3800 sq. ft.) does not require a sprinkler system.

Cody Joerndt said the building has a 12,000 Ton air exchange unit which is much more than required. He has been working with Building Inspector Tim Popanda on the requirements needed to operate the business.

Responding to Commissioner Randy Schulz, Cody Joerndt said he would be working on diesel vehicles, pickups and cars. There would be no semi's. He also said there will be no outside storage and all work will be done inside the building. They are not planning on any different signage or exterior lighting.

Cody Joerndt said he would like to have one or two employees if his business grows. The plan for the present is a one-man shop.

Vice Chairman Vince Mosca read the report from the Jeff Muenkel, town planner from Foth. The report was a favorable review with items listed to be addressed if lighting, landscaping, signage were to be changed from the existing.

Commissioner Butler moved approval of a favorable recommendation to the town board for the Conditional Use Permit application to operate an auto/diesel repair shop in the M-1 zoning district from Wheatland Diesel Services LLC for 4821 328<sup>th</sup> Ave., tax parcel #95-4-219-362-0320 per the application submitted and all statements of Cody Joerndt at this meeting. Commissioner Kyle Madsen seconded the motion. Motion carried.

Meeting was moved for adjournment by Randy Schulz at 7:17 p.m. Kyle Madsen seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk