

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
May 12, 2020

1. The meeting was called to order by Chairman G. Nickerson at 6:32 p.m. in the Community Room of the Village Hall due to pandemic distancing.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, M. Radomski, M. Schreiber and A. Mull.
Village Clerk: R. Bagley
Absent: Commissioners C. Schafer and N. Treder
Others Present: Building Insp. S. Johnson and Michael Zaddack.
3. Pledge of Allegiance was recited.
4. Approval of March 10, 2020 Plan Commission meeting minutes.
Motion by D. Stellpflug, seconded by A. Mull, to approve the March 10, 2020 Plan Commission meeting minutes as written. Motion carried unanimously.
5. **Public Hearing regarding the Conditional Use application submitted by Bridgestone Capital (owner) and NiteHawk Services (operator) to establish a contractor yard with outside storage as a Conditional Use on Property located at 103 N Oakridge Drive. NPV 1567 995 001.**
Notice for the public hearing had been posted, published and mailed to 11 property owners in a timely manner.
Motion by G. Nickerson, seconded by M. Schreiber, to open the Public Hearing to public comments at 6:34 p.m. Motion carried.
Mike Zaddack stated that he has been at that location since 2018 and has been operating a landscaping business, similar to the previous tenant. He has been constructing bins to store products for landscaping. The salt bin was removed as it did not comply with State guidelines. The Building Inspector showed up due to a complaint that he was installing a new driveway, when he was actually repairing an existing driveway. This was the first he heard that he needed a Conditional Use for outdoor storage on the property. The community support is over-whelming for the landscaping business.
Commissioner M. Radomski asked about the previous salt bin. Mr. Zaddack stated the salt bin has been totally removed and is not part of the proposed Conditional Use. If in the future he finds a suitable place for a salt bin which meets all State guidelines, he will return to the Plan Commission.
Chair G. Nickerson asked what the official name of the company is and Mr. Zaddack explained the Bridgestone Capital owns both NiteHawk Services and Oakridge Landscaping, with NiteHawk Services being the primary business and d/b/a Oakridge Landscaping.
Commissioner M. Schreiber asked if the hours listed will cover all aspects of the landscaping. With snow plowing, the best is to list the hours and days at 24/7 each week.
The vehicles on the property will be for employees on one side of the building. The enclosed trailers are owned by Bridgestone Capital and stored on the property. McBride Excavating has a desk there as they work together on excavating projects. Discussion was held to clean-up the driveway situation using erosion control.

An Order Granting a Conditional use and prescribing conditions for a Contractor Yard with Outdoor Storage located at 103 N Oakridge Drive has been drafted by the Village Planner, Tim Schwecke.

Motion by M. Schreiber, seconded by M. Radomski, to close the Public Hearing at 6:46 p.m. Motion carried.

6. **Public Hearing regarding the Conditional Use application submitted by ElisaBeth Burzynski to establish an accessory apartment as a Conditional Use on property located at 302 Morrissey Drive. NPV 1568 147.**

Notice for the public hearing had been posted, published and mailed to 15 property owners in a timely manner.

Chairman G. Nickerson stated that he received an email from Ms. Burzynski stating that she would not be able to attend this meeting due to a family emergency.

Building Inspector S. Johnson mentioned that the owner wishes to put an addition on the house with an in-law unit in the basement consisting of an accessory apartment for her mother. A Conditional Use Order for an accessory apartment at 302 Morrissey Drive was drafted by our Village Planner, Tim Schwecke. It states that the stove in the accessory apartment and the interior door separating the two units shall be removed at such time as a parent or in-laws do not occupy the accessory apartment or prior to the sale of the subject property.

Commissioner M. Radomski asked if a PSE (Preliminary Site Evaluation) is required for this project. S. Johnson will check on that issue.

Motion by A. Mull, seconded D. Stellpflug, to close the Public Hearing at 6:53 p.m. Motion carried.

7. **Conditional Use request submitted by Bridgestone Capital (owner) and NiteHawk Services (operator) to establish a contractor yard with outside storage as a CU on property located at 103 N Oakridge Drive.**

Motion by D. Stellpflug, seconded by M. Schreiber, to approve the Conditional Use Order granting a Conditional Use for a contractor yard for NiteHawk Services with Outdoor Storage located at 103 N Oakridge Drive with the change to hours and days due to snowplowing at 24/7 and if a salt bin is added in the future, the CU will be required to be amended prior to installation and must comply with State requirements. The Conditional Use will be effective after signed by all parties involved and recording the CU with the Register of Deeds in Waukesha County.

Discussion: S. Johnson recommended concrete blocks for the bins and complying with Village setbacks. Parking of vehicles will no longer be allowed on the street.

Motion carried.

8. **Conditional Use request submitted by ElisaBeth Burzynski to establish an accessory apartment as a CU on property located at 302 Morrissey Drive.**

Motion by M. Radomski, seconded by D. Stellpflug, to approve the Conditional Use request by ElisaBeth Burzynski to establish an accessory apartment as a CU on property located at 302 Morrissey Drive, as drafted, upon meeting all requirements, signatures by all parties involved and registering the CU with the Register of Deeds in Waukesha County. Motion carried.

9. Town of Eagle Extra-territorial Certified Survey Map created for Johanna Fisher and Geoffrey Greulich, dated September 11, 2019.
Motion by M. Radomski, seconded by A. Mull, to recommend approval to the Village Board of the Town of Eagle Extra-territorial Certified Survey Map created for Johanna Fisher and Geoffrey Greulich, dated September 11, 2019 as presented as long as it complies with all of the Town Planner and Town of Eagle requirements. Motion carried.

10. Draft Ordinance No. 03-2020 to amend Village's Zoning regulations for the I-1 (Industrial) District to include Vehicle Sales as a permitted use, with recommendation to Village Board.
Building Inspector S. Johnson mentioned that vehicle sales have been allowed recently under retail sales. This will make it clear that vehicle sales will be a permitted use in the Industrial District.
Motion by D. Stellflug, seconded by A. Mull, to recommend to the Village Board approval of the draft Ordinance No. 03-2020 to amend the zoning regulations for the Industrial District to include Vehicle Sales as a permitted use, and set to public hearing. Motion carried.

11. Establishing Environmental Corridor guidelines as researched by Commissioner M. Radomski.
M. Radomski mentioned that he reviewed the County website regarding Environmental Corridors and found some helpful guidelines regarding the development of property located within the Environmental Corridors. S. Johnson also suggested including guidelines for the Isolated Natural Resource Areas located within the Village. M. Radomski will have some information for the next meeting.

12. Mr. Schwartz's requests to change the requirements for paving driveways and maximum widths for driveways within the Village.
Item was tabled.

13. **Motion by M. Schreiber, seconded by A. Mull, to adjourn at 7:25 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk