

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

1. The meeting was called to order by Chairman G. Nickerson at 6:35 p.m. in the Community Room in order to comply with requirements for social distancing.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, M. Schreiber and A. Mull.
Village Clerk: R. Bagley
Absent: Commissioners N. Treder, M. Radomski and T. Paulson.
Others Present: Building Insp. S. Johnson, B. Szajna, J. Lind, Jr., M. Gehl.
3. Pledge of Allegiance was recited.
4. Approval of July 7, 2020 Plan Commission and Public Hearing meeting minutes.
Motion by A. Mull, seconded by D. Stellpflug, to approve the July 7, 2020 Plan Commission and Public Hearing meeting minutes as written. Motion carried unanimously.
5. Request from Brian Szajna, 233 Karin Drive, to exceed the maximum driveway width of 24 feet due to an addition on his home.
B. Szajna mentioned that he is proposing to construct a new addition on to his existing ranch home, as well as include another attached garage to accommodate additional vehicles. His proposed driveway would remain the same by the Village street, but would flair out by the house to provide access to the side-by-side garages. Building Inspector S. Johnson stated that this is a policy decision by the Plan Commission.
A. Mull asked if he worked from home to require the additional space and B. Szajna replied that he sells modular homes and works out of his house. No clients will be driving to his location.
Motion by M. Schreiber, seconded by D. Stellpflug, to approve the request by Brian Szajna, 233 Karin Drive, to exceed the maximum width allowed by Ordinance at the top of his driveway in order to accommodate the new attached garage, subject to complying with all building and distance requirements in R-1 Zoning for Residential Single-family home, as determined by the Building Inspector. Motion carried unanimously.
6. Request from Lone Rock, LLC, John Lund, Jr to open and operate a HVAC business at 125 N Main Street, North Prairie. A Plan of Operations and site plan have been submitted.
J. Lund, Jr mentioned that he has been in business since 2009 and is primarily a supplier for commercial heating and ventilation units, as well as some electrical and plumbing. He will be storing shipping containers on the gravel behind the building, as well as parking 6 trailers in the back. He does not have a large business with a maximum of 16 employees. The four shipping containers are necessary to store units that are ready to be shipped for installation.
Building Inspector S. Johnson stated that the property has enough area for this business, but suggested that the Village look at storage containers to regulate them. Are they actual storage buildings? He does not want the storage container concept

spreading to the R-1 district. S. Johnson also mentioned that the property on Main Street cannot become a construction yard. Piles of scrap metal, etc. will not be allowed.

J. Lund mentioned that none of the storage containers will be permanent.

Chairperson G. Nickerson mentioned that the Plan of Operations suits the type of business for that area. He also asked about the hours of operation and everyone agreed to change the times/days to 24/7 due to unplanned trips to work to pick up items.

A. Mull would like to restrict the business to no more than 4 storage containers on the property at one time.

D. Stellpflug mentioned that the storage containers cannot block access to the Village Pump House/hydrant located on the property.

Part 1: Motion by A. Mull, seconded by D. Stellpflug, to approve the Plan of Operations for Lone Rock Services, LLC, located at 125 N Main Street, as submitted, with the change of hours of operation to 24/7 – 365 days year. Motion carried.

Part 2: Motion by M. Schreiber, seconded by A. Mull, to restrict the business to no more than 4 (four) storage containers on the property at 125 N Main Street at any one time in the back of the building, as located on the submitted Site Plan. Motion carried.

7. Request by Matt Gehl, Gehl Auto Group, located at 130 E Morey Road, to install wooden privacy fencing on the west side of the green space and on the east side of the property line.

M. Gehl mentioned that he would like to install some security fencing along the west side of his property by St. Johns Church, and along the east side of the building at some point in the future. An automatic gate in the front area would restrict residents from walking into the back area of the property. A defined entryway into the building to mark the front entrance would be nice for visitors.

The fence along St. Johns would be installed immediately, but the east side fence would be installed later.

Motion by M. Schreiber, seconded by D. Stellpflug, to approve the proposed fencing on the west and east side of the property located at 130 Morey Road, as well as install a front entrance enclosure with security lights, as presented on August 12, 2020, with a 2-year sunset date on this approval subject to building permits being issued. Motion carried unanimously.

8. Draft ordinance prepared by our Village Planner to create a new section in the Zoning Code to address environmental corridors, with recommendation to Village Board.
The draft ordinance was reviewed by the Plan Commissioners in attendance and decided to table any discussion until all Commissioners could be present. The Village Planner provided additional policy points to consider.

9. Draft ordinance to repeal and recreate the current driveway requirements in Chapter 46-3(B) of the Municipal Code- continued.
Motion by A. Mull, seconded by M. Schreiber, to approve the Ordinance to repeal and recreate the current driveway requirements, as written, and recommend approval by the Village Board.

10. Draft ordinance and permit to allow chickens in the Village of North Prairie.
The Commissioners reviewed the draft Ordinance to allow the keeping of chickens in the Village and the permit which would be required to be completed by the residents.
Motion by D. Stellflug, seconded by M. Schreiber, to move forward with the Ordinance regarding the keeping of chickens, as well as the permit, for approval by the Village Board. Motion carried unanimously.

11. **Other future agenda items-** Trustee D. Stellflug suggested reviewing/regulating the number of storage containers on properties in the Village.

12. **Motion by M. Schreiber, seconded by A. Mull, to adjourn at 7:36 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk