

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
November 10, 2020

1. The meeting was called to order by Chairman G. Nickerson at 6:30p.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, A. Mull, M. Radomski and T. Paulson.  
Village Clerk: R. Bagley  
Absent: Commissioners N. Treder and M. Schreiber  
Others Present: Building Insp. S. Johnson, J. Samuels and M. Hansen.

3. Pledge of Allegiance was recited.

4. Approval of November 10, 2020 Plan Commission meeting minutes.  
**Motion by A. Mull, seconded by M. Radomski, to approve the October 6, 2020 Plan Commission meeting minutes as written. Motion carried unanimously.**

5. Proposed Plan of Operations, Site Plan and Architectural Control, and waiver of the 50% requirement for a façade facing a street to be finished with brick or decorative masonry materials for Prairie Auto Parts, LLC to be located at 226 Industrial Drive (formerly Jak Petro Gas Station).

Chair G. Nickerson asked if the Commissioners had any questions after reviewing the Plan of Operations and Site Plan. Jim Samuels mentioned that the property should have a septic system and a holding tank. M. Radomski mentioned that the property has a holding tank. Mike Hansen stated that the property has two holding tanks and a septic system. When the former building was divided into a gas station and a restaurant, one side had a septic system and the other had two holding tanks. M. Hansen stated he is dealing with ground contamination from 1995 and the cost so far is around \$50,000. He is trying to give the Village a better appearance when driving into the Village but the cost is becoming excessive. M. Radomski mentioned that the property should have been tested prior to sale by the previous owner. M. Hansen stated that the Village needs to be more proactive in testing ground around gas stations.

**Motion by D. Stellpflug, seconded by T. Paulson, to approve the Plan of Operations, as presented, for Prairie Auto Parts, LLC, as presented. Motion carried unanimously.**

Chair G. Nickerson mentioned that the façade of a **manufacturing** building which faces upon a street right-of-way shall be finished with brick or masonry material. The Prairie Auto Parts, LLC is not a manufacturing facility and the new building is proposed to be a metal building, similar to Hansen Auto, across the street. Building Inspector S. Johnson reminded the Commissioners that this was an existing building. Metal buildings may be constructed in any business by a three-fourths affirmative vote of the Plan Commission. M. Hansen would like to use wainscoting but a metal building would not have enough support. Commissioner T. Paulson suggested painting the lower section of the exterior of the building would really improve the appearance. M. Radomski would like a better-looking building along Hwy 59. The building technically faces Industrial Drive. M. Hansen mentioned that the previous building should never have passed the health and Fire Code inspections.

The consensus of the Commissioners is to recommend painting a wainscoting stripe along the three visible sides of the building.

**Motion by D. Stellpflug, seconded by T. Paulson, to approve the site plan and architectural control plans as provided, and to waive the minimum requirements for a metal building constructed in a business district and improve the look of a metal building by painting a wainscoting stripe along the three visible sides of the building from Hwy 59. Motion carried unanimously.**

6. Town of Genesee Extra-Territorial Certified Survey Map as created for Thomas and Elizabeth Butler being a redivision of unplatted lands located at the intersection of Highview Road and Grush Road, with recommendation to Village Board.

Chair G. Nickerson stated that the Village did not receive a recommendation from the Town Planner regarding the proposed land division and the proposed CSM does not include any signature lines for extra-territorial review by the Village.

Item is tabled.

7. Review/regulate the size and number of storage containers in various zoning districts in the Village.

No additional information for Cargo Containers.

The consensus is that Cargo Containers are temporary only, with annual renewal of permit. The discussion will be continued next month.

8. **Other future agenda items.** Nothing.

9. **Motion by A. Mull, seconded by M. Radomski, to adjourn at 7:15 p.m. and carried.**

Respectfully submitted,

Rhoda Bagley, Clerk