

## PLAN COMMISSION MEETING MINUTES

### VILLAGE OF NORTH PRAIRIE

DECEMBER 6, 2022 at 6:30 PM

#### NORTH PRAIRIE VILLAGE HALL -130 N HARRISON STREET

- The meeting was called to order by Chairman Gary Nickerson at 6:30 PM in the Municipal Center.
- Roll was taken with the following were present: Chair Gary Nickerson, Mike Radomski; Al Mull, Tim Paulson and Mike Schreiber
- Excused: David Stellpflug and Nick Treder.
- Also present: Deputy Clerk Pauline Wigderson, Village Building Inspector, Scott Johnson, John Carini and Luis Jaramillo.
- Pledge of Allegiance was recited.
- It was noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.
- Approval of October 11, 2022 Plan Commission Minutes:  
Motion by Mike Schreiber, second by Tim Paulson to approve the Plan Commission minutes of October 11, 2022, and waived reading thereof, motion carried.
- Discussion and/or Action as Necessary for the request from Eden Landscaping, 226 Industrial Drive, for their business plan of operation. This property is currently zoned B1 – Neighborhood Business District and would have to be rezoned to allow the business to operate. There are 10 employees. There are no retail sales at the shop, all of the supplies are for their jobs elsewhere. Employees do come to the shop to pick up the trucks and supplies daily. They also do snow removal. Some supplies will be kept outside - mulch, rock, etc. Hours of operation will be 4:00 a.m. until 10:00 p.m. All MSDS sheets for products store on site must be provided to the Fire Department for their records. The business owner is looking to put some asphalt down. Greenspace must be at 20% per Village Code. He would like to store as many of the work trucks and equipment inside the building as he can, but would need to install another overhead door. He would like to add a 6 foot tall fence around the property as well.  
  
Motion by Mike Schreiber, second Mike Radomski to approve the Business Plan of Operations for 226 Industrial Drive, and to recommend approval to the Village Board for possible rezoning of the property, 226 Industrial Drive, from the B1– Neighborhood Business District Zoning to I1 Industrial District Zoning. Motion carried.
- Discussion and/or Action as Necessary for the request from Bradley Tindal, 134 Chestnut Way, To clarify that the home based business operation in R-1 Zoning Home based business that packages/repackages THC products for sale to businesses is an allowable home based business. Mr. Tindal was not present to discuss his proposed home based business, but after discussion and review of the definition of a home based business in the Village Code, this business does not

appear to fit in the code. Gary Nickerson will contact the State of Wisconsin to let them know the business is not allowed.

Motion by Al Mull, second by Tim Paulson to inform the State of Wisconsin that the business at 134 Chestnut Way is not allowed as a home based business. Motion carried.

- Discussion and/or Action as Necessary for input from the Village Building Inspector on the accessory shed located at 139 S. Oakridge Drive as it is built in the side yard and should a variance be required. The Building Inspector said that a variance would not be required as the property has to front on two streets, but no permits were pulled for the construction of the shed and he would make contact with the property owner to get the permits filled out and issued. The Building Inspector will also make sure that the shed complies with the Village Codes or the shed will have to be removed.

Motion by Tim Paulson, second by Mike Radomski to approve the Building Inspector contacts the property owner to make the shed is in compliance with the Village Building code or the shed is removed. Motion Carried.

- Discussion and/or Action as Necessary for input from the Village Building Inspector on the Driveway installed at 202 Morrissey Drive, concrete is all the way to the edge of the road. The Building Inspector said that concrete can only be installed 5 feet from the edge of the road and the property owner knows this as he came into Plan Commission about the driveway.

Motion by Tim Paulson, second by Mike Radomski to approve that the Building Inspector contacts the property owner and let him know that he must bring the driveway into compliance with the Village Building code by removing the 5 feet concrete at the edge of the road. Motion Carried.

- Discussion and/or Action as Necessary for the request from Rajwinder Singh, 102 East State Road, to convert the upper level to a lunchroom and bar area. The owner wants to add slot machines to the upper lunchroom area. The room cannot have more than 25 people at a time, but they don't expect more than 10 at a time. A second egress has been added. The main hallway will be cleared and no longer used as a storage area. There will be a table setup in the downstairs area for ADA access, but they cannot drink at this table – only eat. All building and Fire Department codes must be met.

Motion by Tim Paulson, second by Al Mull to recommend approval of the Lunchroom and Bar at 102 E State Road in the upper level which must be accessed through a separate entrance, Fire Department and building codes met. Motion carried.

- **Motion by Tim Paulson, second by Mike Schreiber to adjourn at 7:31 p.m. Motion carried.**

Respectfully Submitted,  
Pauline Wigderson