

**1 VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 4/28/22**

1. Call to order by presiding officer. President Sommers called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Plan Commission: Bembenek, Grim, Nellis, Janas, Payleitner, Sommers and Yates. Nellis and Yates absent.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. None.
6. Discussion and possible approval of Plan Commission meeting minutes from 3/31/22. Payeitner/Bembenek motioned to approve the meeting minutes from 3/31/22. Motion carried unanimously.
7. Discussion and possible action on approval of Amended Plan of Operation for Just Smokin' Barbecue at 20316 W. Main St. Lannon WI 53046. Mike Grim says why does it have to be temporary. Just make it a condition of his plan of operation. He should be able to fire it up whenever they want. Sommers said it is a Lannon Business and doesn't have a problem with it. Engineer Ben Wood said that this is here because it came up after the last meeting. If the trailer moves has no consequences as far as zoning goes. Attorney de la Mora stated because we don't have anything to regulate this. We should look back and see if there are any problems. It is not intended to set a precedent for any other property in the Village. Give some parameters. Justin stated that the build out is taking a bit longer than expected. Grim/Janas motioned to approve amending the Plan of Operation for Just Smokin to utilize the red trailer in the parking lot and review in March 2023. Motion carried unanimously.
8. Discussion and possible action on approval of sign permit for Just Smokin' Barbecue at 20316 W. Main St. Lannon WI 53046. Bembenek/Grim motioned to approve the sign permit application for Just Smokin BBQ. Motion carried unanimously.
9. Discussion and possible action on approval of Plan of Operation for Cut N Go Tree LLC at 20275 W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood summarized his comments and discussed what he has received from Asset Development. Look at installing the largest size pipe to intercept it with curb and gutter and storm sewer to the site behind those units. It is sized to handle a 10 year storm. Looked at existing conditions not any improvements from the Cut N Go property. It won't eliminate the problem but will mitigate the current situation. Is that good enough? They are seeking quotes to implement that solution currently. Pavement at Cut N Go is reducing the time of concentration. Recommend that a storm water management plan be submitted by applicant to see what level of change is necessary to reduce the situation. Take out pavement and restore to existing, stormwater management plan to control water on property, Lannon Estates rebuild road, two properties figure out a plan between them. Attorney de la Mora stated that a Storm water management plan will help you in the future to defend the water causing the problems to the neighboring properties. Promises have been taken at face value and the two people didn't follow through. He does have a plan on paper to start to mitigate the water immediately. He is working with Asset Development as well. He has purchased the property and is looking to work with the Village to address the problem. He has stood out there and watched the water flow off of his property and tried to figure out what to do and how to mitigate the water. No long term storage on site of any materials. He feels the combination of the two properties and their solutions will help with the problems. Grim would like to see Asset Development come to the meeting with Cut N Go to see if they are working together. What the applicant does is going to have bearing on what Asset is doing. He is doing his work next week to get this taken care of for the water mitigation. Asset Development does not have a storm water management plan. Can we request one from them? Working in favor of a resolution for the tenants that are taking on the water. They need to go back to Asset Development because they have a breach in contract. What if Asset Development doesn't cooperate, what do I need to do so I don't get sued. Grim/Janas motioned to table Cut N Go until he can submit items for Plan of Operation and a stormwater management plan. Motion carried unanimously.

- 10. Discussion and possible action on approval for a Sign Permit Application for Cut N Go Tree LLC at 20275 W. Good Hope Rd. Lannon WI 53046. Engineer Ben Wood stated he did not review the application without a Plan of Operation. Bembenek/Grim motioned to table the sign permit application until Plan of Operation gets figured out. Motion carried unanimously.
- 11. Discussion and possible action on approval of Plan of Operation for Mark Rowbottom at 7434 Lannon Rd. (K-Kom building), Lannon WI 53046. Engineer Ben Wood summarized his comments. The use is consistent with Zoning and is just a tenant in the existing building. Grim questioned if the dumpster is screened. Ron Kohl stated he is getting rid of it, he doesn't need it. Retained executive recruiter and does voice over acting and Life Coaching. He has a corner space with a desk and computer. He is looking for an occupancy permit from the Village for a grant. Janas/Payleitner motioned to approve the Plan of Operation. Motion carried unanimously. Occupancy permit has to be obtained from the Building Inspector.
- 12. Discussion and possible action to initiate a Streetscape Plan. Engineer Ben Wood summarized his idea behind these. It may be something that the Village would want to do and coordinate with ARPA plans to get a cost, an idea for future plans. There is money in the TID project plans for some of these updates. Grim feels the Village Board spends the money but we can have them form a committee from each development to get all aspects of the Village to come up with some "wants" to work on the plan. Grim/Janas motioned to have the Village Board take a look at streetscaping to come up with a plan. Motion carried unanimously.
- 13. Discussion only for a proposed Assisted Living Project at LANV 0032-495. Engineer Ben Wood summarized his discussions with the property owners and their vision for an assisted living facility on their property. This is a property that could be part of a TID boundary amendment to assist in getting municipal sewer and water to the property. There would have to be a PUD so they would like to get an idea if this is still a want in the Village. What would be the best use for this property and could generate a good tax base. The close proximity to the hospital is a plus and would like to work with the Village on this project. Grim feels they need to move forward with this and feels it would be a great improvement for this Village and if they can use the TID even better. Janas feels it is a good idea seeing that Sawall's plan fell through. Attorney de la Mora had a few questions regarding sewer/water coming into the property. Look at operator of facility to take control of the Fire Contract, etc. There is a need for these facilities but a lot to think about.
- 14. Adjournment. Janas/Bembenek motioned to adjourn the meeting at 8:29 p.m. Motion carried unanimously.

<p>May 13, 2022 Respectfully submitted, Brenda Klemmer Village of Lannon Clerk/Treasurer</p>	<p>*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.</p>
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