

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 8/25/22

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 were present.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 7/28/22. Grim/Bembenek motioned to approve. Motion carried unanimously
6. Citizen Comments. Dennis Sherkus 19926 Overlook Ct- would like to know Filtration Concept's plans on landscaping and lighting -concerned of where trucks will be parked. Mark Finger-19935 Overstone Dr concerned about the plan of landscaping/lighting for Filtration Concepts. Lisa Kanaisty 20179 Good Hope Rd.- inquiring what the plan will be for Cut-N-Go regarding flooding.
7. Discussion and possible action on Amended Plan of Operation for Artistic Stone, 7090 N Townline Rd. Lannon WI 53046. Village Engineer Ben Wood- to summarize, split zoning with light industrial with quarrying back 3 quarters of the lot. At issue, ordinance says no use allowed in quarry. Conditional use is allowed and those can include uses allowed to quarry operation. Plan Commission will decide if storing these vehicles is consistent with this use. Village ordinance concerning junk vehicles should be considered. Grim- last month you were given 60 days because of your statement all vehicles belong to someone in Illinois and now you want to amend your Plan of Operation? Janas- vehicles purpose? Jerry Newman- trying to get vehicles out for 90 days. Needs legal action which will be long and difficult. Looking at this as an alternative. Patrick- evictions, does include lease or rent? Jerry, not in writing, payments made in past but not recently. Ben- recited village ordinance of junk vehicles. Jerry- none of this is visible. Grim- became visible when Kelly's Greenscape started building. Atty Hector De la Mora- questioned owner of use and titles of vehicles. Strongly recommend you request Village Board to authorize commencement of action against owner if he does not remove vehicles. Proposed use is inconsistent with any conditional uses. I recommend Plan Commission to deny application. Grim/Nellis-motioned to recommend to Village Board to take legal action against Artistic Stone if vehicles are not removed in time frame given the previous month. Motion carried unanimously. Grim/Janas motioned to deny amended plan of operation. Motion carried unanimously.
8. Discussion and possible action regarding a Plan of Operation site plan for Filtration Concepts, LLC located at 19806 W. Main St. Ben- tabled from last month. There is a lighting plan and landscape plan available. Colin- Civil Engineer representing Filtration Concepts- landscape plan 33 arborvitaes, trees planted within 4 weeks start and trees that will be removed will be salvaged or replaced. Lighting plan put on motion sensor. Sommers- mounted on building? Grim- on plan provided where are the lights placed? Also, no landscape view of building, height does not show on drawings. Janas- lighting will not go beyond lot line? Grim- want to know of any shielding on this light. Ben- explaining lighting map provided by Filtration Concepts. In addition, no explicit performance standard in lighting but did list standards in design criteria. Ben suggests applicant provide letter of credit as a form of surety as discussed in his comments to Plan Commission. Hector agrees with a conditional approval granted for work to proceed with letter of credit provided. Landscaping can be carried out at a future meeting. Ben- based on input from the public, strongly advise applicant bring elevation and landscape drawings. Hector- citizens should leave contact information with representative to be notified when landscaping and lighting will be proposed. Sommers- after meeting we can all discuss with representative further details. Grim/Yates motioned to approve conditional approval without lighting and landscaping until it can be brought back to Plan Commission with a filing of a letter of credit for surety. Motion carried by majority vote.
9. Discussion and possible action regarding sign permit for Henny's Dugout LLC at 7273 N. Lannon Rd Lannon WI 53046. Yates- we are lacking details with previous submissions hence the reason for this to be tabled and since then have received a few handwritten notes on previous application. It's possible

that an electrical permit should be pulled and approved. Grim- electrical is internal, possible nothing extra needed in that regard. Payleitner- more discussion on letters for sign in back of building? Yates- letters should be more proper types that will improve the image of the business. Not opposed to use of this sign just the method. Grim/Nellis motioned to approve sign application. Motion failed. Roll call vote: Bembenek-Y, Grim-Y, Nellis-Y, Yates-N, Payleitner-N, Sommers-Y. Motion carried.

Don requested that Patrick go over with him to applicant and have a discussion.

- 10. Discussion and possible action on Plan of Operation and site plan for Cut N Go Tree LLC at 20275 W. Good Hope Rd. Ben- commend applicant for all information pulled together for meeting. Ben goes over history of ownership and issues between the properties with the Village having to get involved. New owners of Cut N Go hired engineer and have corrected past problems with flows and release rates achieving standards. Asset Development’s low spot cannot be corrected, with significant rainstorm water will spill over. They are aware of the issue and understand they will need to do what is expected of them to manage water on their property. Sommers- Cut N Go has satisfied all stormwater issues? Ben- correct. Sommers- in my opinion, they are bringing their property up to standards the best they can. Ben- they are adding additional storage, lighting plan and landscape plan which also exceeds ordinances. Grim/Payleitner motioned to Village Board to approve stormwater plan. Motion carried unanimously. Grim/Janas motioned to approve plan of operation for Cut N Go with some conditions- provide a final location of fence and screening, have engineer on site for site plan grading, have a surety bond posted for landscaping. Motion carried unanimously.
- 11. Discussion and possible action on Sign permit application for Cut N Go LLC at 20275 W. Good Hope Rd. Ben- discusses background and recites ordinances. Always been a unique situation with the business set so far back. Yates- looks nice if constructed correctly. Requests to see drawn out designs of landscaping at bases of signs to be kept with sign permit application. Janas/Bembenek motioned to approve sign permit with landscape drawings. Motion carried unanimously.
- 12. Adjournment. Nellis/Grim motioned to adjourn at 8:05 p.m. Motion carried unanimously.

<p>November 17, 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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