

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 3/30/23

1. Call to order by presiding officer. President Sommers called the meeting to order at 6:31p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Bembenek, Grim, Nellis, Payleitner, Sommers and Yates were present. Janas was absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 2/23/23. Grim/Yates motioned to approve meeting minutes as amended. Motion carried unanimously.
6. Citizen Comments. None.
7. Discussion and possible action on approval of Plan of Operation for HM Brandt, 20151 W. Main St. Lannon WI 53046. Engineer Ben Wood read his comments into the record. Attorney de la Mora questioned if they owned the property. They are in the process of buying the property and would be closing on the property in May pending approval. The Applicant stated they would use the office space and the property would be cleaned up and they would park trucks there. Hector stated that the current zoning is a business district which does not apply to their business. B2 does not allow for outdoor storage. The applicant stated that the trucks move daily from the site. Hector questioned if there would be material coming back. The applicant stated only if the recycling yard was closed before they got back, it would be gone the next morning. They do not store materials on site. Heavy machinery is on job sites and that only comes back for repair and that would be inside the building. Not a quarrying activity. It was recommended that they Rezone all parcels to Light Industrial. Ben explained the rezoning process. Light Industrial allows for contractor's storage yard to allow for storage of vehicles and equipment. Current use is non-conforming. Hector recommends that if they are inclined into rezoning the three parcels that they combine the parcels and the Light Industrial zoning be on all lots. Land locked parcels if you don't combine them. The applicant asked that the current owner has been operating as non-conforming. It was allowed prior to the 1990's when the codes were set. It was grandfathered until the change of ownership. Grim stated it would be ideal to rezone and combine property because they can't see anything else going in there. Storing tanks for Lannon Tank would be allowed with the LI Light Industrial zoning. They have never spoke with the current owners, they are dealing with a broker who deals with their broker through someone at their Corporation. They want to purchase, beautify it and use it. Plan Commission requests that they reach out to the owner and that the current owners combine the lots and rezone it as Light Industrial. Plan Commission supports the proposal and suggests they start the rezoning process. Rezoning questions from the applicants. Hector explained the process. PC recommends rezoning to VB, VB schedules Rezoning then both Plan Commission and Village Board approve the process. It could go a couple of ways, it could be conditionally approved and they could operate consistent with B2 uses. Some changes need to be updated to the Plan of Operation for conditional approval. Yates motioned to table the item until further zoning can be rectified. No second. Grim/Nellis motioned for conditional approval for HM Brandt for office and repair shop only. Motion carried unanimously.
8. Discussion and possible action on Sign Permit for Filtration Concepts, Inc. 19806 W. Main St. Lannon WI 53046. Engineer Ben Wood read his comments. Replacing the current sign, it is in the same location and sign conforms to the ordinance. Grim/Bembenek motioned to approve the sign permit application. Motion carried unanimously.

- 9. Discussion and possible action regarding undesirable storage at the following locations:
 - a. 7090 N. Townline Rd. - Artistic Stone
 - b. Tax Key LANV0068980 - MARCY FARMS LLC (immediately east of Halquist Stone at Village border)
 - c. Tax Key LANV0068999002 - CHERYL KOCHMAN, W185N7487 NARROW LN (Village border along ATC corridor)
 - d. Tax Key LANV0068999001 - Wandsnider Landscaping (Village border along ATC corridor)
 - e. Others

Grim stated he wanted to revisit these properties because Spring is coming and where are these properties sitting. Artistic Stone cleaned up the property. The guy is cleaned off and he is now on the neighboring property, Mork and Hammer. There is a bus left there that they are working on getting running and getting it out of there. Hector stated that the Gissal Complaint was distributed and will go to Municipal Court on the 18th of April. If the Plan Commission wants to enforce the violations of the ordinances, we can do the same process but we need current information. We need information that we inspected these properties and the situations have not changed so we enforce the ordinance with legal action. Update the information concerning the violations including photos and send out letters to owner of record with evidence and give the owner a reasonable amount of time and a deadline when the attorney should take action. Grim/Nellis motioned to get the updated information by the April meeting and inform the current owners of a deadline to get the property cleaned up or we proceed with legal action. Motion carried unanimously.

Paylietner questioned what is happening with the Signs at Rock Point. Yates stated the signs are in and will be installed in the next week or two. Stop signs and Street Signs. Ben Wood talked with them about garage sign, they will do more screening there. They will design a monument sign closer to the road and more visible in the future.

- 10. Adjournment. Grim/Nellis motioned to adjourn at 7:53 p.m. Motion carried unanimously.

<p>March 20, 2023 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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