

Village of Campbellsport – Special Public Hearing Plan Commission Meeting – June 16, 2008
Meeting of the Village Plan Commission was held in the Village Council Room, 177 E. Main St.

Item#1 – Plan Commission meeting was called to order by Chairperson Pat Twohig at 6:30P.M.

Meeting notice was given to the Campbellsport News, National Exchange, Library, Post Office and posted at the Village Hall in compliance with the open meeting law.

Item#1a – Roll Call: Bill Grede, Mark Gruber, Larry Martiny, Matt Mrochinski, Jeff Twohig, Duane Fenrick, Pat Twohig

Others in attendance: Joanne Del Ponte, Dave Schellhaass, Betty Bakken, Steve Schickert, Bob Beining, Elwing, Henry Straub, Dave & Sherrie Swick, Kathy Kleinhans

1b. Chairperson asked Plan Commission Members if anyone had a conflict of interest on case and no one had a conflict

1c. – Legal Notice as published was read aloud by Clerk Diane Lemke

1d.- Procedural rules were read by Clerk Diane Lemke and explained to Board and Members in Audience

Item#2 - Presentation by applicant Bob Beining was that he would like a variance to replace a trailer in the park where another trailer was setting before. He stated he was under a time line because the trailer became available and he needed to purchase immediately and moved newer replacement trailer in the same spot where older trailer No. #11 was.

Item#3 – Comments in support of application - None

Item#4 - Chairperson Pat Twohig gave some history of the mobile home parks and explained how and why the rules were established to abide by. In 2006 Atty. Goldin from Oshkosh was contacted to help the village create a more indepth ordinance for trailer courts similar to how he helped Omro establish guidelines. Idea was to create a buffer zone around the mobile home park from residential & commercial, decrease the density and establish park rules etc. to follow. Ordinance was set up that waivers could be requested by mobile home trailer court owner and Village could grant waivers and restrictions on yearly intervals.

When N. Barton Rd. construction was done it was found that 6 trailers were on ROW and needed to be moved off of ROW. Mr. Jim Rinas of CC Cody's would also need to remove one or two trailers.

Any construction in trailer courts need permits for work to be done.

Trailer court licenses are annually and each year could be more restrictive.

Dave Schellhaass said when he was on Plan Commission the Village spent a lot of money on ordinance.

Bob Beining blatantly violated the rules and village must start enforcing the ordinance to improve the safety and health of the residents. Tenants did move out and density was not decreased.

According to passed ordinance the language says 7 trailers per acre.

Betty Bakken – was concerned that Bob Beining was being allowed to move old trailers back in to replace other trailers and not decrease the density. She stated rules need to be followed. Betty said she has seen tenant changes and according to previous meetings and conversations Mr. Beining said he would move trailers out and not replace when trailers were vacated.

Matt Mrochinski said he would like to see improvements to the park overall. Setbacks and green space need to be achieved. Some trailers were moved out, but the area is worse looking than before. Gravel laying around, depressions, standing water when it rains. May would have been a great month to improve the area.

Mark Gruber said that Ordinance language reads that permits are required for putting in trailers in the same location that a previous trailer was sitting. The building inspector can and has applied a fee of double the original permit fee for violation of ordinances.

The waiver granted to Mr Beining was for only one(1) year and the next years waiver could be more restrictive. Through attrition trailers were to be moved out. According to some of the documents submitted showing persons renting trailers, there was some vacation, but no more trailers were moved out. We knew it would take time to achieve compliance and probably not totally during our life times. Better spacing should be between trailers than current status. The Village ran a larger water lateral into ROW and Mr. Beining did not upgrade service from 5/8 to 2inch.

Mark Gruber asked if trailer #10 could be moved out and give more space between trailer #11 and trailer #8. Mr. Beining said the drawing is not accurate even though that is what he had submitted as a site plan. Larry Martiny asked why the proposal he submitted and suggestion to Mr. Beining that he should make the trailers in mobile home court more balanced apart.

Mr. Beining said No. s 8 & 9 are 14ft., No. 13 is ft 14ft. and No.10 &11 are 12ft, Bill Grede said he cannot understand with the all the meetings prior to adopting the mobile home ordinance that he(Mr. Beining) thought he could move in a different trailer without a permit or notification to the village for approval. This ordinance was passed 18 months ago and still has so much noncompliance. Trailers should be removed when tenants move out or move tenants around to be more compliant within the trailer court.

According to Diane Lemke tenants have been moving out and closer compliance to the ordinance code has not been adhered to.

Chairperson Twohig stated total compliance will probably not be seen during our life period, but would like to see a progression of improvements taking place.

Item#5 – Rebuttal by applicant - Mr. Beining said he did not know about the need for permits and apologized, but still wanted to move in the newer used trailer.

Item#6 - **Motion** by Matt Mrochinski, seconded by Duane Fenrick to make the recommendation of denial of the request to the Village Board and that would be denial of waiver to request replacement of older current trailer with a newer model known as trailer No. 11 in trailer park. Ayes-6, Noes-1(Pat Twohig)

Item#8 – **Motion** by Mark Gruber, seconded by Matt Mrochinski, to adjourn meeting at 7:41P.M. Motion carried without a negative vote outcome

Respectfully submitted

Diane Lemke, Clerk/Treasurer CMC, WCMC

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