

Village of Campbellsport –Regular Plan Commission Meeting – May 25, 2010

Meeting of the Village Plan Commission was held in the Village Council Room,177 E. Main St. Campbellsport, WI 53010

Item#1 – Plan Commission meeting was called to order by Chairperson Pat Twohig at 6:00 P.M.

Item#2 – 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#3 – Roll Call: Mark Gruber, Matt Mrochinski, Jeff Twohig, Duane Fenrick, Pat Twohig

Excused absence: Larry Martiny

Others in attendance: Dean Uelmen

Campbellsport News: no reporter

Item#4 – **Motion** by Matt Mrochinski, seconded by Mark Gruber to approve the written minutes of the March 23, 2010 planning commission meeting as presented with noted corrections. Ayes–5, Noes–0

Item#5 – No Drainage plans were presented. Mark said a concern by Jim Bertram that swale West of Greene Bros. was filled in and Bertram now experiences ponding of water on his property.. When Greene Bros. were consulted about this issue Chris Greene agreed to bring in black dirt and grass seed to rectify, but to date nothing has been done. It was agreed by Plan Commission Members that a letter should be sent reminding Chris Greene of the arrangements to correct water issue.

Item#6 – Chairperson Pat Twohig presented a draft of a cell tower ordinance for the Plan Commission Members to discuss and offer suggestions. Pat Twohig said this all began when U.S. Cellular representative –Fran Seidl came to the village looking for a site to put antenna's on or placement for a tower. A short time later Fran Seidl requested permission for U.S.Cellular to put antenna's on the water tower. A contract was sent to the village, but never signed or returned. Workers came out to view the inside & outside of the water tower and told Mark Gruber that 6-8 cables 1 5/8" would be installed inside tube in the water tower and in the future up to 12-16 cables could be run up. Mark Gruber had concerns about the space allowed to climb inside the tower for maintenance and the needed safety equipment for climbing. Mark also had concerns because the inside & outside of the tower needs painting and will add additional cost if more cables are strung.

Clerk Diane Lemke stated she has spoken to other communities and said the cell companies should be responsible for the additional costs.

Since that time U.S. Cellular has supposedly contacted Reliable Knitting about vacant property in back of their building to construct a cell tower. U.S.Cellular is trying to get everything lined up for construction in 2011. Concerns by Plan Commission Members are; do we support having cell towers in village, about how tall the tower would be, interference with other businesses in the immediate area, setbacks, maintenance, who regulates the cell tower companies, restrict to industrial zoned areas Building Inspector supplied sample from the Town of Kewaskum and Pres.Twohig put together an ordinance based on City of FDL ordinance language. When asked Mark Gruber said that painting of tower is approx. \$200,000.

Clerk was instructed to put out request on Clerks Network for community ordinances on cell towers and antennas.

Mrochinski said he believes it should be a conditional use in zoned areas and believes that companies/persons would need to come before the Plan Commission and Village Board for approval and not rely on the building inspector to approve or deny request.

Item#7 – Chairperson Pres. Twohig stated in our current ordinances there are restrictions of what can go where. He contacted City of FDL and they have language called Special Uses within zoned districts. We

currently have a business looking at our community and doesn't fit according to our codes, but with this added language a Special Use or Conditional Use could be permitted by petition of individual or business. This type of Special Use would need approval from both the Plan Commission and Village Board and each board could impose requirements before the special use permit is granted.

This is the informational concept at this point and Atty Macy is reviewing and will forward the proper language to incorporate into our municipal code for approval & enforcement

Item #8 – Request from Dean Uelmen for a Special Exception to convert commercial space into a dwelling unit at 204 N. Helena St.(1250 sq.ft.). He would like flexibility to do this. Does not currently have any plans to do this.

Motion by Matt Mrochinski, seconded by Duane Fenrick to make recommendation to the Village Board to approve the request of Dean Uelmen for the conditional use/special exception for some or all of the unused space at 204 N. Helena St. as living space for an apartment. Ayes-5, Noes-0

Item#9 – Discussion and recommendation to continue reduction of density in the trailer courts or suggested improvements.

On C.C. Codys trailer court property it was suggested that the utility shed that is probably on ROW should be moved into a spot where trailer was removed.

In Beining's Trailer Court suggestions were made to request Mr. Bob Beining to move the steps that are on private property now that trailer is apparently going to be vacated(behind Bakken's) and possibly remove that trailer or the trailer on N. Barton Rd which is on the ROW or another one of his choice.

Motion by Matt Mrochinski, seconded by Jeff Twohig to make recommendation to the Village Board that license renewal be contingent that shed being relocated internally on property of trailer court at CC Cody's within 60 days of permit being issued. Ayes-5, Noes-0

Current list of residents in trailer court must be delivered to the Village office each month by trailer court owner/operator.

In Beining Trailer Court - Move steps off private property and remove trailer if vacated or move back and decrease density by moving another trailer out of the trailer court at his discretion.

Village Board to act on prior practices and circumstances and adjust trailer count to decrease density.

Item 10–Announcements/Correspondence - Pat Twohig reported that Perron is working with Electric Company and there are concerns about moving poles because of expense.

Pat Twohig also said that the cattails in ditch line may be of some concern to DNR and being wetlands. Conference call set up for Tues. June 1st with federal persons to discuss federal grant funding for the dam. FDL County is continuing to discuss possible locations for the FDL County Garage and the two sites in and abutting Campbellsport are still in contention as well as the site off of Hwy 45 & Hwy 67.

Item#11 – **Motion** by Jeff Twohig, seconded by Matt Mrochinski to adjourn meeting at 7:40P.M.

Motion carried without a negative vote outcome

Respectfully submitted -Diane Lemke, Clerk/Treasurer CMC, WCPC

MinspcMay252010