

**Town of Scott
Brown County, WI
Planning Commission Meeting Minutes
November 19, 2009**

1. Call to order/roll call

The meeting was called to order at 6:00 p.m. at the Scott Town Hall by Chairman Bill Roskams. Present: Bill Roskams, Paul VandenPlas, Bob Fuhr, Beth Fritsche, Jeff Zlatohlavek, Dale Herold, Mike VanLanen, Cheryl Lardinois, representing the Park Committee, Dave Cerny, Economic Development Coordinator, and Anita Zipperer, Secretary

2. Approve Plan Commission minutes of October 22, 2009, meeting.

D. Herold explained that Anita Zipperer had informed the Commission she would not be at the October meeting, so should have been listed as excused rather than absent. M. VanLanen moved to accept the minutes. B. Fuhr seconded. All in favor.

3. Review/take action on a request by Butch Cravillion of Express Excavating for a Mixed Use Permit for the residence/property located at 2898 Craanen Road (parcel #SC-452-1, Zoned A-1, consisting of approximately 13 acres)

D. Cerny reviewed his staff report and accompanying drawings of the proposed site plan and details on the Cravillion Trucking business (Attachments 1-3) He also distributed copies of the Ordinance to Permit Local Businesses in Residential and Agricultural Zoning Districts (Attachment 4) and Plan Commission Site Plan Review Criteria (Attachment 5, pages 1-3) . He informed members that the Plan Commission will have the final say on this request because it does not go to the Town Board.

Dan "Butch" Cravillion and Stephanie Schuyler of Cravillion Trucking explained their desire to purchase Parcel #SC-452-1 to operate their trucking business. They expressed a need to construct an additional accessory building of approximately 7,000 square feet in the near future. Cerny noted that the site is already very close to maximum 5,000 sq. ft. limit on accessory buildings and a request for an additional building would have to go to Zoning Board of Appeals. M. VanLanen explained that the Board of Appeals grants variances based on hardship and this does not appear to be a case of hardship, since the property has not yet been purchased.

B. Roskams explained that idea of mixed use zoning is to allow businesses already in existence to continue operating as they were or with relatively minor changes. Every year the business would come for review and it became a neighborhood problem it could be shut down. If Cravillion Trucking wanted to buy the existing business and run it with relatively few changes, it would be a discussable issue but to the extent they need to expand, it would have to be rezoned commercial.

4. Public Input

M. VanLanen moved to suspend the rules of order to allow public input. J Zlatohlavek seconded. All in favor.

Mike Meeuwsen, 4465 Beechnut Ct, New Franken stated that the owners of the current trucking business on the site have been exceptional neighbors and very sensitive to neighbors concerns, however, he is concerned about a larger company coming in. His concerns related to the safety of school busses, heavy traffic near Royal Scot, and a desire to comply with the residential/agricultural zoning as set forth in the Comprehensive Plan.

Betty VanDenBusch, 2630 Craanen Road, New Franken, expressed concern about the safety hazard of an increase in traffic on a road is not built to handle it.

Jim Anderson, 2898 Craanen Road, New Franken, has serious concerns about safety, especially for children. He also said the Comprehensive Plan sets aside appropriate areas for business and commercial development and that is where such development should take place. He also expressed concern about the environmental impact of a larger trucking firm.

Jim Van Pay, 4995 Church Rd, New Franken, wondered if approving this would attract other commercial owners to the same area with pressure to turn nearby land into an industrial or commercial park.

Mary Wittig, 5388 Hwy K, New Franken wished to know the parameters of acceptable use in order to market the property correctly. M. VanLanen stated that a business would probably be acceptable if it more closely resembled what is currently happening there rather than something on the scale of what is proposed tonight. D. Herold stated that the business is too large, the area would have to be zoned commercial and it is slated for residential.

M VanLanen moved to return to the regular agenda. J. Zlatohlavek seconded. All in favor. Motion carried and discussion continued regarding the rezoning request. Discussion focused on the nature of mixed use versus commercial zoning, the need to have year-to-year approval for mixed use permits, the needs expressed by Cravillion Trucking for additional accessory building space, and the recommendations in the Comprehensive Plan. Following discussion, M. VanLanen moved that the Commission deny the request by Butch Cravillion of Express Excavating for a Mixed Use Permit for the residence/property located at 2898 Craanen Road (Parcel #SC-452-1). B. Fuhr seconded the motion. All in favor. Motion carried

5. Review and discuss the Town's Comprehensive Plan and possible updates.

This item was not discussed.

6. Volunteer to attend Town Board meeting on December 8, 2009

Discussion took place about the need to have a Plan Commission member attend the Town Board meetings since two Plan Commission members currently sit on the Board and D. Cerny also attends the Board meetings. It was decided that the Commission would delete this item from future agendas and pilot not sending a Commission member to Board meetings. If an issue is particularly complex or it is felt that a member is needed to elaborate on the Commission's position, someone from the Plan Commission could be sent to the Board meeting.

7 Next regular Plan Commission meeting is scheduled for December 17, 2009

8. Adjourn

D. Herold moved to adjourn. M. VanLanen seconded. All in favor, meeting adjourned at 7:35 p.m.

Respectfully submitted,

Anita Zipperer, Secretary
Town of Scott Planning Commission