

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

February 18, 2016

Chairman Robert Peregrine called the meeting to order at 6:00 p.m. Commissioner's present included Linda Bergman, Richard Garvey, Terry Largent, James Roche, and James Navin. Commissioner Kenneth Runyard had an excused absence. Also in attendance were Deputy Clerk/Treasurer Vickie Schlieve; Rebekah Baum and Jason Fruth from the Waukesha County Department of Parks and Land Use. For additional attendees please see attached sign in sheet.

1. **SPECIAL ORDER OF BUSINESS - Joint Public Hearing** by the Town of Oconomowoc Town Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use to consider the Conditional Use Permit request (CU-1614) of **Jason Darby and Sasha Snapp** (owners), W359N9370 Brown St. (C.T.H. "P"), Oconomowoc, WI 53066 for an Unspecified Conditional Use to allow for special events to be held in an existing barn on the property located at the above referenced address. Proposed events include, but are not limited to, family gatherings, fitness classes, corporate events and weddings. Parking and other features, such as landscaped pathways, etc., will also be established on-site.

Rebekah Baum read the list of plans for the business. Resident Karen Keller, W360N9371 Brown Street, spoke on her concerns for the business and was not in full support of the approval. Resident Keith Keller, W360N9371 Brown Street, spoke on the conditions of the road in front of the proposed business. He agreed that relocation of the driveway would be an improvement to the situation. He is concerned of the unsafe conditions on the roadway.

2. **SECOND SPECIAL ORDER OF BUSINESS - Joint Public Hearing** will be held to consider the Conditional Use Permit request (SCU-1616) of **Paul and Laura Phelps** (owners), N87W37001 Mapleton Rd., Oconomowoc, WI 53066, for an after-the-fact Unspecified Conditional Use to allow for special events to be held in an existing barn on the property located at the above referenced address. Events include, but are not limited to, agricultural tours, off-site business meetings, charity events, weddings, educational events, etc.

Rebecca Baum read the list of plans for the business. Chairman Peregrine suggested that improvements be made to parking areas and to set hours of operation. Commissioner Roche needed clarification on amplified music and the ventilation in the barn. Chairman Peregrine commented on their proposed listing of possible events.

Resident Jerry Bohlen, N88W36996 Mapleton Road, spoke in favor of the business. Jason Fruth commented on several items: moving the driveway may interfere with area wetlands; the number of events per year needs to be determined; offsite parking needs to be addressed; need a parking plan for each event; sanitary facilities need to be addressed; event noise should be studied.

3. Reconvene to regular Plan Commission Meeting at 6:49 p.m.
4. **Approve Minutes for February 1, 2016 Town Plan Commission Meeting.** – Commissioner Navin made a motion to approve the February 1, 2016 minutes as presented. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
5. **Public Comments:** - None
6. **Consider and Act on request from Michael Herro of Fall Line, LLC (building owner) to open Topcoat Finishes, Inc., a new business at N58W39800 Industrial Road, Town of Oconomowoc, for Mike Wrzesinski (business owner) (Tax Key #OCOT0551996).** Mr. Wrzesinski spoke on his business. Michael Herro was also in attendance. Commissioner Navin

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moved and Commissioner Largent seconded to approve the request per the planners report dated February 10, 2016. Motion carried by unanimous voice vote.

7. **Consider and Act on request from Jennifer McCoy (business owner) to open Mint Beauty and Wellness at N50W34943 Wisconsin Avenue, Okauchee, Town of Oconomowoc. Property owned by Wellspring Development LLC (Tax Key #OCOT0575975).** Ms. McCoy spoke on her business, which is the same type of business that has been in that building for years. She was advised to contact Jeff Herrmann with her sign plans. Commissioner Bergman questioned the inside partition wall. Commissioner Garvey moved and Commissioner Bergman seconded to approve the request per the planners report dated February 10, 2016. Motion carried by unanimous voice vote.

8. **Adjourn:** - Commissioner Bergman made a motion to adjourn at 7:00 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Vickie Schlieve
Deputy Clerk/Treasurer