

# **TOWN OF OCONOMOWOC**

## **PLAN COMMISSION MEETING MINUTES**

**March 5, 2012**

Commissioner Robert Peregrine called the meeting to order at 7:00 pm. Commissioners present included James Navin, Richard Garvey, Terry Largent, and Jan Husak. Absent and excused were Kenneth Runyard and Cathy Balthazor. Also present were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Jo Ann Lesser. Please see attached sign-in sheet for additional attendees.

1. Approve Minutes for February 6, 2012 Town Plan Commission Meeting: Commissioner Navin made a motion to approve the minutes as presented. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments: None
3. Discussion on Conceptual Plan for a Teen Amusement Center at W359 N5740 Brown Street – Christopher Gilbert: Commissioner Peregrine read the notice and observed that Mr. Gilbert was not here, Commissioner Peregrine opted to move to the next item on the agenda and to come back to #3 if Mr. Gilbert shows up. Mr. Gilbert stated that he has been making phone calls to other teen centers to find out the bad points of the operation so as to help him not make the same mistakes or to avoid the same issues. Mr. Gilbert stated that he would issue a membership card that would be purchased by the teen it would include their age and a photo updated annually similar to the practice at the YMCA. Mr. Gilbert stated that he wants to be compliant with curfew so he would close  $\frac{1}{2}$  hour before that. He future plans would be to have counselors on site to maybe deal with issues that are affecting the teens, to have someone that they can talk to. He would work with the Police Department when handling disruptive issues. Commissioner Husak questioned how many teens he plans to host on a night of operation. Mr. Gilbert stated that he would fill the building to capacity. Commissioner Navin questioned if there were other facilities within a 30 mile radius and Mr. Gilbert's response was no, and that's why he picked Oconomowoc it seemed centrally located. Commissioner Peregrine suggested that Mr. Gilbert talk with a few of the neighbors and bring them in as reference for being in favor of the plan.
4. Consider and Act on Lot not Abutting a Public Road, Dale Kolbeck, W379 N8504 Mill Street, Oconomowoc: Commissioner Peregrine read the notice. Administrator/Planner Jeff Herrmann stated that Mr. Kolbeck wants to build a single family house and that the County considers this lot as a flag lot. Herrmann also stated that in 1993 there was a division and a ruling that no more further development would be allowed. However, Jason Fruth stated that the only way it would get approved by Waukesha County is if it were a lot not abutting a public road. Commissioner Navin made a motion to approve the lot not abutting a public road and send the Plan Commission recommendation to Waukesha County as such. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.

5. Consider and Act on Site Plan/Plan of Operation for Packerland Brokerage Services, N51 W34989 Wisconsin Avenue, Okauchee to operate an investment services business (stocks, bonds, mutual funds and other investments: Commissioner Peregrine read the notice. Mr. Pulaski stated that this office will be a branch based out of Green Bay, Wisconsin and it will have two supervisors. The nature of the business will be to sell stocks and bonds. Administrator/Planner Jeff Herrmann stated that he handed out a revised report due to the address in the original was incorrect. Commissioner Garvey made a motion to approve the site plan/plan of operation subject to the Planner's report. Commissioner Navin seconded the motion. Lawrence Babb the owner of the property stated that he had issues with the requirement to fence in the dumpsters. Mr. Babb stated that in over 20 years he has never had a problem. Administrator/Planner Herrmann explained that it's happening all over and he can remove the condition but at some point in the future it's going to happen and it doesn't have to be a wood fence it could be brick. Commissioner Peregrine stated that condition #4 of the report is to be modified that a revaluation of the dumpster will be completed in six months. Motion carried by unanimous voice vote.

*The Plan Commission went back to item #3.*

6. Consider and Act on Variance request for Alan Runyard, W389 N7554 Pennsylvania Street, Oconomowoc to construct a grain bin: Because the petitioner failed to appear the Commission was unable to facilitate information therefore there is no recommendation.
7. Consider and Act on Site Plan/Plan of Operation for Midwest Elite, W359 N5920 Brown Street, Oconomowoc: Jorge Monterrey sated that he plans on operating a martial arts school at the location submitted. Mr. Monterrey stated that he has trained police, SWAT, secret service, marines and taught a safe sitter program. Mr. Monterrey stated that they will be teaching self-defense and act as a personal trainer. The number of employees change from the submitted plan and is has now decided to have 2 full-time employees and 3 part-time with hours of operation being 5 am to 9 pm seven days a week. Commissioner Navin made a motion to approve the site plan/plan of operation subject to change of hours and number of employees. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
8. Adjourn: Commissioner Husak made the motion to adjourn at 7:45 pm and it was seconded by Commissioner Navin. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC