

VILLAGE BOARD / PLANNING COMMISSION

JOINT MEETING

TUESDAY, OCTOBER 11, 2022

6:30 P.M.

Pioneer Building

102 South Main Street

Woodville, WI

PRESENT: Rick Finn, Erika Jordahl, Dennis Lawson Jr., Roger Leque, Sue Lohmeier, Dennis Russett, Dave Larson, Allen Stene, Tom Solum

ABSENT: Polly Carlson

VISITORS: Brent Knegendorf, Autumn Lindquist, Kevin Oium, Lynn McIntyre, Lori Russett, Cassandra Johnson

- President Lawson called the meetings to order at 6:30 p.m.
- Motion made by Tom Solum, seconded by Allen Stene to approve the Planning Commission agenda as presented. Motion carried by voice vote.
- Motion made by Trustee Lohmeier, seconded by Trustee Jordahl to approve the Village Board agenda as presented. Motion carried by voice vote.
- **PUBLIC HEARING-CONDITIONAL USE PERMIT REQUEST:** to convert an existing auto repair location into a facility for storage of raw materials, sew / sales of trailer/tow truck equipment, storage of display trailers, trucks and tour bus at the following described property: LOTS 3,4,5 EXC THE E 20' THEREOF BLK 2 SUBJECT TO EASM'T OF RECORD PARCELS 192-1003-50 192-1003-60 & 192-1003-70 HAVE BEEN INC IN THIS DESC AND DELETED
PARCEL NO.: 192-1003-40-000

This parcel is currently zoned B-1 Commercial.

President Lawson opened the public hearing and called for any public comments three times. Joel Sinn addressed the Village Board and Plan Commission and requested more details on the conditional use permit request. There were no additional members of the public that commented or addressed the Village Board and Plan Commission. President Lawson closed the public hearing.

- **PLANNING COMMISSION-CONSIDERATION OF CONDITIONAL USE PERMIT REQUEST FOR LOTS 3,4,5 EXC THE E 20' THEREOF BLK 2 SUBJECT TO EASM'T OF RECORD PARCELS 192-1003-50 192-1003-60 & 192-1003-70 HAVE BEEN INC IN THIS DESC AND DELETED-PARCEL NO.: 192-1003-40-000** Cassandra Johnson gave an overview of the plans for the operation of the potential business and responded to questions from the Village Board and Plan Commission. Kevin Oium gave a presentation on the proposed conditional use permit for Strapman / Richard Johnson at 131 River Street. Motion made by Tom Solum, seconded by Roger Leque to table the conditional use permit request to an additional meeting for further discussion. Discussion held on the request to hold a separate Plan Commission meeting. Motion failed by voice vote. Discussion held on the placement of storage pods in the Village, permitting and the ordinance related to storage containers. Discussion held on the elements of the plan, hours of operation, screening of storage areas, potential vehicle and trailers to be parked in the parking lot, and future renovations for the building. The Plan Commission and Village Board reviewed the staff memo and recommendations from Cedar Corporation on the conditional use permit. Discussion held on the ability to approve the conditional use permit subject to future review of the height requirement for the screening fence and pictures of the vehicles and trailers. Motion made by Roger Leque, seconded by Allen Stene to recommend that the Village Board approve the proposed conditional use permit with the recommended additional conditions as follows:
 - a. The applicant provides the Village hours of operation.

- b. The applicant screens all outside storage areas with a fence.
- c. All outside lighting should be fitted with cut offs to direct light.
- d. The applicant submits photos of the vehicles and trailers to be parked in the parking lot for an extended period.
- e. Approval is subject to review in the Spring of 2023 and determination of a specific height for a screening fence.

Motion carried by voice vote.

- **VILLAGE BOARD: CONSIDERATION OF CONDITIONAL USE PERMIT REQUEST FOR LOTS 3,4,5 EXC THE E 20' THEREOF BLK 2 SUBJECT TO EASM'T OF RECORD PARCELS 192-1003-50 192-1003-60 & 192-1003-70 HAVE BEEN INC IN THIS DESC AND DELETED-PARCEL NO.: 192-1003-40-000** Motion made by Trustee Lohmeier, seconded by President Lawson to approve the recommendation from the Plan Commission and approve the proposed conditional use permit with the following conditions:
 - a. The applicant provides the Village hours of operation.
 - b. The applicant screens all outside storage areas with a fence.
 - c. All outside lighting should be fitted with cut offs to direct light.
 - d. The applicant submits photos of the vehicles and trailers to be parked in the parking lot for an extended period.
 - e. Approval is subject to review in the Spring of 2023 and determination of a specific height for a screening fence.

Motion carried by voice vote.

- **PLANNING COMISSION: ADJOURNMENT** There being no further business, motion made by Roger Leque, seconded by Dave Larson to adjourn. Motion carried by voice vote.
- **VILLAGE BOARD: ADJOURNMENT** There being no further business, motion made by Trustee Jordahl, seconded by Trustee Lohmeier to adjourn. Motion carried by voice vote; meeting adjourned at 7:04 p.m.

Respectfully Submitted,
 Julie A. Wathke
 Village Clerk-Treasurer