

VILLAGE OF BLOOMFIELD
N1100 Town Hall Road, P. O. Box 609
Pell Lake, WI 53157
Phone: 262-279-6039 Fax: 262-279-0196

PLANNING AND ZONING COMMISSION
Minutes

July 17, 2018

1. Call to Order: Chairman Grolle called the meeting to order at 7:01 p.m.
2. Roll Call: Present: Gary Grolle Absent: Karen Brabec
Dan Aronson Deron Johnson
Rodney Austin

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on July 12, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes of the June 19, 2018 Village Planning and Zoning Meeting:

MOTION:

Rodney Austin made a motion to dispense with the reading of and approve the minutes of the June 19, 2018 Village Planning and Zoning meeting as written.

Chairman Grolle seconded the motion.

Motion carried. 2 ayes 0 nays

Dan Aronson abstained as he was not in attendance.

5. Discussion and Possible Action Re:

Deer Pines, LLC (Russ Carynski)

Keith Keating Agent

Vacant Property

Tax Parcel No.: &B 1300007

Southwest corner of Powers Lake Rd. and Tombeau Rd.

Genoa City, WI 53128

Certified Survey Map Approval and Rezone

Current Zoning: A-2 (Agricultural Land District), C-1 (Lowland Resource Conservation District), and R-1 (Single Family Residence District Unsewered)

Requested Zoning: R-1 (Single Family Residence District Unsewered) and C-1 (Lowland Resource Conservation District)

The applicant is requesting a Certified Survey Map approval splitting 8.2 acres off of the 151 acre parcel and a rezone for the purpose of building one single family residence. He provided the Commission with a Preliminary Sketch of Parcel to be removed from P.I.N. &B 1300007. This rezone is in compliance with the Village 2037 Smart Growth Plan.

- a. Open Public Hearing:

MOTION:

Dan Aronson made a motion to open the Public Hearing at 7:03 p.m.

Rodney Austin seconded the motion.

Upon roll call vote, Messrs. Aronson, Austin, and Grolle voted aye. There were no nay votes.

- b. Presentation of Preliminary Sketch of Parcel to be removed from P.I.N. &B 1300007 and rezone application to the public.
A presentation was made to the Public.
- c. Public's opportunity to testify:
Chairman Grolle asked three times for comments in favor of the Preliminary Sketch of Parcel to be Removed from P.I.N. &B 1300007 and Rezone application. The only member of the public to speak in favor of the Preliminary Sketch and rezone was Keith Keating as the Agent for the owner of the property. Chairman Grolle asked three times for comments against the Preliminary Sketch of Parcel to be Removed from P.I.N. &B 1300007 and rezone. There were no comments against.
- d. Close Public Hearing:

MOTION:

Rodney Austin made a motion to close the Public Hearing at 7:11 p.m.

Dan Aronson seconded the motion.

Upon roll call vote, Messrs. Aronson, Austin, and Grolle voted aye. There were no nay votes.

- e. Discussion, possible action, and recommendation to Village Board:

MOTION:

Dan Aronson made a motion to recommend approval of the Preliminary Sketch for the CSM of Parcel to be Removed from P.I.N. &B 1300007 and Rezone to the Village Board.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- 6. Discussion regarding possible areas to expand business/commercial zoning areas and future planning:
Chairman Grolle reminded the Commissioners to continue looking for future development opportunities in the Village and to bring ideas to future meetings. Discussion ensued about large parcels of vacant land along County H and County U as possible examples.
- 7. Confirm next meeting date: August 21, 2018.
- 8. Adjournment:

MOTION:

Rodney Austin made a motion to adjourn the meeting at 7:19 p.m.

Dan Aronson seconded the motion.

Motion carried. 3 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator