

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

October 16, 2018

1. Call to Order: Chairman Grolle called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Gary Grolle Absent: Deron Johnson
Dan Aronson
Karen Brabec
Rodney Austin

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on October 12, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of the Minutes from the September 18, 2018 Village Planning and Zoning Meeting:

MOTION:

Karen Brabec made a motion to dispense with the reading of, and approve the minutes from the September 18, 2018 Village Planning and Zoning meeting as written.

Rodney Austin seconded the motion.

Motion carried. 4 ayes 0 nays

5. Discussion and Possible Action Re:

a. Bharati Ghosh

W1227 Arbutus Road

Tax Parcel Nos.: &PL 01760 and &PL 01760A

Genoa City, WI 53128

CSM Approval

Current Zoning: R-2 (Single Family Residence Sewered)

Applicant is requesting a CSM approval splitting lots 8781, 8782, and half of 8783 off of Tax Parcel No. &PL 01760, and lots 8785, 8784, and half of 8783 off of Tax Parcel No. &PL 01760A to create a third buildable standard, conforming lot with frontage on Trumpet Road.

Discussion took place concerning water and sanitary assessments, and which lots have assessments on them, and which would need to have assessments placed on them. The Zoning Administrator is to check with the Utility Clerks and inform all interested parties of her findings.

MOTION:

Rodney Austin made a motion to recommend approval of the Certified Survey Map prepared by Mark A. Bolender dated October 8, 2018 to the Village Board, with the condition that the special assessments for water and sanitary are investigated, and all interested parties are informed of the outcome of the investigation.

Karen Brabec seconded the motion.

Motion carried. 3 ayes 0 nays 1 abstain

Gary Grolle abstained from the vote due to prior realty dealings with one of the interested parties.

6. Discussion regarding a possible amendment to the Chapter 27 Zoning Ordinance allowing for minor modifications due to advanced and more precise measuring technologies, or error in pin placement when staking previous subdivisions:
The Zoning Administrator explained to the Commission the need for this amendment per the Village Attorney.

MOTION:

Karen Brabec made a motion to recommend approval of the amendment to the Chapter 27 Zoning Ordinance per recommendation from the Village Attorney to the Village Board.
Rodney Austin seconded the motion.

Motion carried. 4 ayes 0 nays

7. Discussion and Possible Action Re:
MTM Builders, Inc. (Proposed Purchaser)
Ettore C. Gallo Land Trust (Proposed Seller)
W881 Florence Rd. Tax Parcel No.: &PLS 00142
Genoa City, WI 53128
CSM Approval
Current Zoning: R-2 (Single Family Residence Sewered)
Applicant is requesting a CSM approval splitting Tax Parcel No.: &PLA 00142 into three lots for the purpose of building two new single-family residences.
Discussion took place concerning the lot sizes not being exactly 10,000 sq. ft which is a standard minimum lot size in the R-2 district.

MOTION:

Dan Aronson made a motion to recommend approval of the Certified Survey Map prepared by Thomas L. Satter dated October 8, 2018, Job No.: 081811 to the Village Board with the condition that the above-mentioned ordinance amendment for Special Exceptions and Modifications to the Chapter 27-Zoning Ordinance is approved by the Village Board.
Karen Brabec seconded the motion.

Motion carried. 4 ayes 0 nays

8. Discussion regarding possible areas to expand business and residential zoned areas and future planning: No suggestions were made at this time.
9. Confirmed next meeting date and time: November 20, 2018 at 6:00 p.m.
10. Adjournment:

MOTION:

Karen Brabec made a motion to adjourn at 6:42 p.m.
Rodney Austin seconded the motion.

Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator