

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JUNE 20, 2018 MEETING
(Approved 7-12-18)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Jeff Daane, Jerry Medema, and Derek Drews
Members Excused: Mike Matoushek and Elton TerBeest
Staff Present: Kathy Schlieve, Zoning Administrator, Rob Froh, and Fire Chief, BJ DeMaa
3. Chairman Nickel called for the approval of the May 16, 2018 Plan Commission minutes. Motion by Daane, seconded by Drews to approve the minutes of the May 16, 2018 Plan Commission meeting as presented. Motion carried, unanimously.
4. Conditional Use Permit Application for Signarama/Flyway Signs, wall sign at 601 Grandview Ave. Chairman Nickel read the call of the hearing and its purpose. Melissa from Signarama appeared to discuss their application for a Conditional Use Permit to place a 16" x 166.5" exterior building sign on the wall of Meadowview School at 601 Grandview Ave. She said the letters would be individual letters placed on the wall to spell "Meadowview" Lueck questioned why a Conditional Use Permit was required for this sign. He thinks the ordinance doesn't allow wall signs as a permitted use in any of the residential zoning districts. The sign might be consistent with a type 7 sign which allows a name of a building where the letters are affixed flat against the structure such as in this situation. Wall signs are generally allowed in the Business and Industrial Zoning Districts. Ms. Schroth said she would check with the City Zoning Administrator as they have another similar sign they may be putting up in the City. No further facts were presented for or against the application so Chairman Nickel called for a motion to act on the sign request.

Motion by Medema, seconded by Drews to grant a Conditional Use Permit to Singarama/Flyway Signs to install an exterior building sign on the Meadowview School at 601 Grandview Ave as proposed.

Vote: Drews, Medema, Daane, Lueck, Nickel – "AYE". Motion carried, unanimously.

5. Site Plan Review – Farmers Elevator, W7225 STH 49. Jason Mulder of Farmers Elevator, Marcus Scharine, and Rick Joiner of the Scharine Group appeared to explain their plans for a new grain bin and accessory equipment at the Farmers Elevator property at W7225 STH 49. They have serviced their equipment and dryers for many years. Before working on their official plans they are looking for assurances that the new bin would fit in with their existing facility at this location. They would be moving some of their equipment from mid-city out to their site along Hwy 49 in order to have better services for their customer base. It would be a 24 hour grain dryer. The need for a retention pond was also discussed.

Andy Glewen, a local excavator indicated he would be able to start work on the project as soon as it is approved. They are looking for an early start. Rob Froh, City Zoning Administrator, noted a professional site plan is necessary. He also noted a height problem with the new bin which would have to be handled by the Zoning Board of Appeals. He pointed out that there are two lots at this location. Lueck questioned if there would be any new driveway entrances needed, will there be more truck traffic on and off the property, do they have erosion control plans, plans for the stormwater pond, would the bin be strictly for corn, will there be additional noise or odor in the area, etc. They indicate no new driveways will be required. Truck traffic would be similar to what they have now. The bin would be for corn only, not for soy beans. Erosion Control plans will be prepared.

No additional noise or odor for the area. The DNR is reviewing for any dust or air pollution problems. BJ DeMaa, City Fire Chief, had questions on hydrants in the area. Jeff believes there is one by the main warehouse and one where the street dead ends. He also noted power to the area is OK. They are hoping to get started no later than the end of July.

The committee noted there are a lot of plans and approvals yet to be obtained so there may be a need for a special meeting before final approvals. The committee has no major concerns with the proposal at this time.

6. Kathy Thunes of ECWRRRC took over the meeting to give the committee an update on the Comprehensive Plan Update 2040.

The committee needs to approve the draft plan for public review and comment. Since there have been several versions of the background chapters, she requested the City post the latest version of the Chapters on the City's website. The committee also reviewed the vision statement and briefly discussed the intergovernmental meeting last week. People were encouraged to submit written comments to Ms. Thunes after the meeting.

The committee may approve the final draft at the July meeting, have a Public Hearing in August and make a recommendation to the Council in September.

7. Motion by Lueck, seconded by Medema to adjourn the meeting. Motion carried, meeting adjourned at 5:43 p.m.

Fred Lueck,
Secretary