

February 15, 2017 (Planning Commission Meeting)

**PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 15, 2017
4:30 P.M., DENMARK VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Chairperson Mleziva called the meeting to order at 4:30 p.m.

Present: Gerald Steinberger, Mary Lax, Debbie Kralovetz, Ken Peterson, Jodi Duckart, Gregory Mleziva

Absent: Alan Schilke

Also Present: Clerk Sherri Konkol, Treasurer Kim Cooke, Building Inspector/Zoning Administrator Ralph Witte

REVIEW/APPROVAL PETITION FOR REZONING PARCEL NUMBER VD-91-20, LOCATED AT 217 NORTH WALL STREET LEGALLY DESCRIBED AS: THAT PART OF SE ¼ NE ¼ SEC 28 T22N R22E DESC IN J12208-20 FROM (R-3) VARIED DENSITY RESIDENTIAL TO (I-2) HEAVY INDUSTRIAL, APPLICANT: United Cooperative/Mike Mleziva, OWNER: United Denmark Companies LLC

Witte explained United Cooperative would like to rezone the property from residential to heavy industrial to use as a parking lot, and the Plan Commission needs to determine if this is an area for industrial growth.

Mike Mleziva was here representing United Cooperative, and stated that the plan for the site would be to use the Wall Street property initially to park equipment. They are crowded on their existing site, and often need to store equipment off site. The current border fences will either be improved or replaced to maintain a buffer between the Wall Street site and the residential neighbors. As can be witnessed by our other property in Denmark, our intent is to improve the site, and not let it deteriorate. We try and keep organized, safe facilities and properties. Most of the structures will be removed and the surface will be improved to control drainage and minimize dust.

Discussion

Is there any conflict or interference with the neighboring properties?

Mike Mleziva stated that they have not been in contact with any residents yet. They are willing to talk with land owners and do what is necessary to work with them. As a caveat to that, image is very important to Dave Cramer, President and CEO of United Cooperative.

Will the access on North Wall be used by United Cooperative?

The plan is to use the access on North Wall Street.

If North Wall Street access is used how will it affect the traffic on North Wall Street?

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Will it be gated off when not in use?

At this point these questions cannot be answered, as United Cooperative does not have a plan put together yet.

Will you be putting more lighting in the area where the equipment will be parked?

Will put lighting in as needed.

Do you envision expansion in that area?

Definitely yes if there is space available.

Lax/Steinberger moved to recommend rezoning Parcel number VD-91-20, located at 217 North Wall Street legally described as: THAT PRT OF SE ¼ NE ¼ SEC 28 T22N R22E DESC IN J12208-20 FROM (R-3) VARIED RESIDENTIAL TO (I-2) HEAVY INDUSTRIAL. Motion Carried.

Chairman Mleziva instructed staff to set a public hearing to get input from neighboring properties.

ADJOURN

Kralovetz/Peterson moved to adjourn at 4:44 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk