



Meeting: **Planning Commission**
Place: **106 S. Main St.**
Date: **October 18, 2011 @ 6:30 P.M.**
Webpage: **www.poynette-wi.gov**

MINUTES

Called to order at 6:30 p.m. Present were: Burke, Belay, Hanson, and Ross. Absent were: Saftig, Sampson

1. Public Comment/Public Correspondence: None
2. Approval of Prior Meeting Minutes from September 20, 2011: Hanson/Ross motion to approve, subject to amendment to the last sentence under Item 5a to read as follows: "Hanson expressed that items that should be complete by the end of the year are the comprehensive plan implementation chapter, statutory changes, and land use map." Motion carried 4-0
3. Scheduled Appearances: None
4. Application Items
 - a. Site Plan Review - Harmony Bar

Mark Rowley, Owner, N3603 Highway 51 and Jeremy Peck, Manager, 839 Columbia Drive, spoke in favor or request and answered questions. Commissioners had questions about 2nd floor balcony access and design, and about painting of block, trim, and windows. Rowley and Peck indicated intent to paint windows and trim compatible colors, but not to paint block based on future maintenance concerns. The Commissioners mostly agreed that block wall sections should not be painted, but should be cleaned.

Hanson/Ross motion to approve subject to the following conditions:

1. The project shall be built in accordance with the site and building plans with a "revised" date of September 29, 2011, except as changes may be required to meet the conditions that follow.
2. The second floor balcony area shall be painted a color that is compatible with other improvements on the south façade, such as bronze or brown. The Village does not review and is not responsible for the structural capacity of proposed structures, including the balcony.
3. Prior to the issuance of a building permit, the Village Clerk shall verify that the applicant has paid all applicable fees, including the site plan review fee.
4. At the time of the building expansion project, the applicant shall paint striping to separately designate the dumpster storage area and vehicular parking spaces (10' wide x 18' long) in the rear paved area, and shall install vehicular wheel stops at the front ends of parking spaces a suitable distance from the building to allow pedestrian and wheelchair access.
5. The applicant shall either (a) site and maintain the dumpsters in the rear pavement area in accordance with the layout shown on the September 29, 2011 site plan sheet (i.e., well-organized and kept no closer than 15 feet from rear lot line), or (b) build a fence or wall to

screen the dumpsters from adjoining properties if the dumpsters are kept in a different location.

Motion also included a recommendation that applicant paint all wood trim on the rear façade a compatible color. Motion carried, 4-0.

b. Site Plan Review – Poynette Iron Works

Guy and Bob Senkowski, owners, and Doug Blakesly, project designer, presented the project, expressing the intent to use the building expansion for storage and warehousing. Mark Roffers, Village Planner, added to the presentation, noting that building aesthetics along the south elevation and the proposal to build over the storm sewer easement appeared to be the only outstanding issues. Bob Senkowski indicated that capping the current work area with concrete and a change to the easement agreement should protect the storm sewer line and resolve any issues. Erik Henningsgard, Village Engineer, indicated that stormwater management issues largely addressed with earlier project, that there were minor inaccuracies on stormwater pipe/inlet aspects of the site plan that should be corrected, and that revisions to the easement agreement would be necessary if the building addition is approved over the storm sewer line/easement. Burke indicated that the addition of more transom windows along the south façade would help reduce electricity use.

Belay/Ross motion to approve subject to the following conditions:

1. The project shall be built in accordance with the building elevations, grading & demo plan, landscape plan, and general site plan, all last dated October 1, 2011, except as changes may be required to meet the conditions that follow.
2. Prior to the issuance of a building permit, the applicant shall:
 - a. Revise the south building elevation sheet with additional architectural detailing, and obtain Village Planner approval of such revised elevation sheet.
 - b. Either (i) relocate an existing public drainage easement and existing storm sewer line within it to not overlap with the footprint of the building addition, (ii) relocate the proposed building addition to a location as to not conflict with the existing drainage easement and underlying storm sewer line or (iii) amend the existing drainage easement agreement to allow for the building over the existing easement. If the applicant selects option (i) or option (ii), Village staff may refer the revised site plan to the Planning Commission for further action, based on an assessment of the degree of change from the October 1, 2011 plan that would be required. If applicant selects option (iii), the agreement should be approved by Village staff prior to acceptance.
 - c. Show the existing or relocated easement on all applicable plan sheets, and make other minor corrections to the plan sheets as identified in the October 11, 2011 combined report of the Village Planner and Engineer.
 - d. Initiate the process with Columbia County to combine parcels 514, 382.5, and 382.10 into a single parcel. Other parcels under common ownership may also be included in this combined parcel.

- e. Provide verification of a signed stormwater management maintenance agreement for the property.

Motion carried, 4-0.

5. Business Items

- a. Recommendation to Village Board on Ordinance 11-480 regarding proposed amendment to section 1.03(1)(a) of the Village's Land Division Regulations, Related to Protections for a Subdivider

Roffers presented recommended ordinance amendment and reasons for it based on 2010 changes to Wisconsin Statutes. Hanson asked how land division ordinance addresses lot combinations such as that advise under the previous agenda item. Roffers reported that there are no provisions, but that County allows a simplified process for combinations of lots under same ownership. Henningsgard suggested that villages should have some say as to whether that approach is used. Roffers agreed to talk with County Planning Director on matter, and coordinate with Ross on discussion.

Hanson/Ross motion to recommend Village Board approval of proposed land division ordinance amendments. Motion carried, 4-0.

6. Staff Reports

- a. Report from Planner: Roffers discussed written report memo distributed at meeting and indicated that future reports would be in packet.
- b. Report from Administrator: None, based on budget focus.

The meeting adjourned at 7:47 p.m.

Approved: 12-20-11

Mark Roffers, Village Planner