

**Minutes of the Town of Lisbon & Village of Sussex
Joint Planning Committee Meeting
Sussex Village Hall
Thursday, January 24, 2019
6:15 P.M.**

Call to Order.

Village of Sussex Chairman Goetz called the meeting to order at 6:15pm.

Roll Call.

Town of Lisbon: Chairman Joe Osterman and Plan Commission member Chad Samanske. Also present: Administrator Gina Gresch and Town Clerk Dan Green. Supervisor Plotecher was excused.

Village of Sussex: President Greg Goetz, Plan Commission Members Annette Kremer and Steve Pellechia. Also present: Assistant Development Director Kasey Fluet.

Comments from Citizens Present. None.

Discussion and necessary action on minutes of Joint Planning Committee Meeting of October 22, 2018.

Motion by Annette Kremer to approve the October 22, 2018 Joint Planning Committee Meeting minutes. Seconded by Steve Pellechia. Motion carried, 5-0.

Joint Planning Areas

Discussion and necessary action on the request for Casey's General Store, for the property located at W220N5701 Townline Road, LSBT 0244.999.003, for a Conditional Use Permit Amendment to the Plan of Operation, specifically the driveway location change and hours of operation

Ryan Swanson from ArcDesign resources was present to answer the Commission's questions regarding moving the Townline Road entrance location.

Motion by Joe Osterman to approve the request for Casey's General Store for the property located at N56W22100 Silver Spring Road, LSBT 0244.999.003 for a Conditional Use Permit Amendment to the Plan of Operation, specifically the driveway location change and hours of operation. Seconded by Annette Kremer. Motion carried, 5-0.

Discussion and necessary action on the request from Jeremy Rush, for the property located at N72W24740 Good Hope Road, LSBT 0203.994.005, for a Conditional Use Amendment to remove a condition regarding "storage upstairs" from the originally approved Conditional Use.

Administrator Gresch updating the Commission on the applicant's request to convert designated storage area into living space.

Motion by Commissioner Samanske to approve the request from Jeremy Rush, for the property located at N72W24740 Good Hope Road, LSBT 0203.994.005, for a Conditional Use Amendment to remove a condition regarding "storage upstairs" from the originally approved Conditional Use. Seconded by Goetz. Motion carried, 5-0.

Discussion and necessary action on the request from Donald Schneider for the property located at W220N4879 Townline Road, LSBT 0288.987.001 to adopt Ordinance 13-18, Ordinance Rezoning LSBT 0288.987.001, From A-3 Agricultural/Residential Estate District to R-1 Suburban Single-Family Residential District and recommendation to the Town Board of the same.

Motion by Joe Osterman to approve the request from Donald Schneider for the property located at W220N4879 Townline Road, LSBT 0288.987.001 to adopt Ordinance 13-18, Ordinance Rezoning LSBT 0288.987.001, From A-3 Agricultural/Residential Estate District to R-1 Suburban Single-Family Residential District. Seconded by Annette Kremer. Motion carried 5-0.

Discussion and necessary action on the site plan for residential development and rezone for property located south of Plainview Road north of Woodland Creek subdivision for RS-2 and RS-3 Single Family Residential with a Planned Development Overlay, Secondary Environmental Corridor and Low Conservancy Overlay.

Bryan Lindgren from Neumann was present and explained the proposed subdivision to the board. On the proposed map of the future subdivision, the area in orange would be zoned RS-3 with a minimum of 13,000 square foot lots. The development would preserve more green space by pushing lots near the railroad tracks. There will also be sidewalks looping through that whole area. The lots to the west are larger with an RS2 zoning. These fit into the woodland creek subdivision to the south. The green space in the middle will separate the two neighborhoods with both subdivisions mirroring the east and the west subdivisions. The boarder agreement reserved that space for park but was changed to low density residential since then.

Commissioner Samanske questioned one of the lots which was oddly shaped. The developer stated that because of the grade of the property they wanted to sell the larger lot for a homeowner to maintain. The Commission asked if there were any proposed improvements to Plainview Road in which developer stated there were none besides sidewalks.

Motion by Greg Goetz to approve the site plan for the residential development and rezone for the property located south of Plainview Road north of Woodland Creed Subdivision for RS-2 and RS-3 Single Family Residential with a Planned Development Overlay, Secondary Environmental Corridor and Low Conservancy Overly. Seconded by Joe Osterman. Motion carried, 5-0.

Discussion and necessary action to coordinate a meeting schedule for future JPC meetings.

Third Thursday of the month. We will send out a cancellation if there is no meeting.

February 21st would be the next meeting.

Adjournment

Motion by Annette Kremer to adjourn the Thursday, January 24, 2019 Town of Lisbon & Village of Sussex Joint Planning Committee Meeting at 6:32 PM. Seconded by Joe Osterman. Motion carried, 6-0.

Respectfully submitted,

Dan Green, WCMC
Town Clerk