

MINUTES OF THE TOWN OF OMRO PLANNING COMMISSION

Omro Town Hall, 4205 Rivermoor Road, Omro, WI

September 9, 2021

6:30 P.M.

Notice of this meeting was posted on the Town of Omro Web Page and the posting board at the Omro Town Hall. It was mailed to the Omro Herald and the Oshkosh Northwestern.

Present: Commissioners Bruce Roskom, Brian Noe, Joy Schwarz, Larry Remer, Barbara Meyers, Phil Ertmer, and Allen Silverthorn.

Chairman Bruce Roskom called the meeting to order at 6:30 P.M.

Approve Minutes:

MOTION: Barbara Meyers moved to approve the minutes of July 15, 2021. Joy Schwarz seconded the motion. Motion carried.

Announcements and Reports:

No announcements or reports.

Item 1: Site Plan Review

WI Tubing Properties
Parcel 016-0547-07

MOTION: Larry Remer moved to recommend that the Town Board approve the Site Plan Review for WI Tubing Properties, parcel 016-0547-07. Barbara Meyers seconded the motion. Motion carried.

Item 2: Site Plan Review

Al & Penny Rosendahl
Parcel 016-0177-01 - 4612 Hwy 116

A short discussion addressed the setback description which did not include the measurement from the front of the property.

MOTION: Phil Ertmer moved to recommend that the Town Board approve the Site Plan Review for Al and Penny Rosendahl for parcel 016-0177-01. Joy Schwarz seconded the motion. Motion carried.

Item 3: Zoning Map Amendment

Kathryn Liner & Linda Hammer
Parcels 016-0647; 016-0646

Applicant is requesting a Zoning Map Amendment from R-1 (Rural Residential) to A-2 (General Agriculture) for the creation of a new parcel.

MOTION: Barbara Meyers moved to recommend that the Town Board approve the Zoning Map Amendment for Kathryn Liner & Linda Hammer which will change the zoning on parcels 016-0647 and 016-0646 from R-1 to A-2. Allen Silverthorn seconded the motion. Motion carried.

Item 4: CSM

Kathryn Liner & Linda Hammer

Parcels 016-0647; 016-0646

MOTION: Barbara Meyers moved to recommend that the Town Board approve the CSM for Kathryn Liner & Linda Hammer for parcels 016-0647 and 016-0646. A fee for parkland dedication will be required since this CSM creates a new parcel. Joy Schwarz seconded the motion. Motion carried.

Item 5: Conditional Use Permit

Eric Felix Parcel 016-0682-01

Applicant is requesting a Conditional Use Permit for the construction of personal storage units. A lengthy discussion open to public input began this CUP. Several town members and neighbors asked pertinent questions. Richard Volkner, Brian Seaman, Mishon Daemel, and Harve Ross asked questions about the purpose of the buildings, the direction and intensity of the lighting, the planning of retention ponds, planned drive surfaces, signage (its color and lighting), stormwater design, and the marking of lot lines. Chairman Roskom closed the public hearing portion and summarized and listed (with the commissioners) the important conditions. Brian Noe and Mr. Roskom reminded the audience that this CUP is for Phase One of the development only.

MOTION: Larry Remer moved to recommend that the Town Board approve the Conditional Use Permit for Eric Felix, parcel 016-0682-01, Phase 1, with the following conditons:

- 1) That the site's driving surface be a hard surface such as asphalt or concrete.
- 2) That the proposed signage, if lighted, be internally lit only.
- 3) That there be no outside storage.
- 4) That the structures have an earth-tone/neutral color.
- 5) That the site be maintained, such as lawn cutting, and kept clean of debris and junk.
- 6) That any dead or dying landscape treatments be replaced within 12 months including that area along the south side of the proposed drive area.
- 7) That sufficient area be provided to allow access and maneuverability of fire trucks and fire equipment.

Allen Silverthorn seconded the motion. Motion carried.

Item 6: Conditional Use Permit

Molly Beck, Patricia Ratajczak, Steven Ratajczak & Matthew Ziegenhagen (Tim Zillges)

Parcels 016-0385-05, 016-0385-04, 016-0385

Many neighbors attended this meeting bringing questions and concerns. Neighbors included: Nathan and Marlena Ross, and Harve Ross. Comments and questions were also raised by Rich Kern and Brian Seaman. Traffic increases, safety, water runoff, lighting, sign aesthetics, hours of usage, and driveway placement were all items of concern. "Mr. Roskom reminded the attendees that the Plan Commission is only recommending a decision in this regard and if they disagree with the recommendation that the Plan Commission makes, they have another opportunity to make their objection known before the Town Board."

MOTION: Allen Silverthorn moved to recommend that the Town Board approve the Conditional Use Permit, Phase 1, with the following stipulations:

Zillges

- 1) That the site's driving surface be a hard surface such as asphalt or concrete.
- 2) That no signage be lit.
- 3) That there be no outside storage.
- 4) That the structures have an earth-tone/neutral color.

- 5) That the site be maintained, such as lawn cutting, and kept clean of debris and junk.
 - 6) That any dead or dying landscape treatments be replaced within 12 months.
 - 7) That, in addition to the proposed planting, the berm proposed along the north side of the site be extended along the west side of the property (Reighmoor Road).
 - 8) That approximately 10% of the upper story trees proposed along Reighmoor Road be Spruce trees.
 - 9) That sufficient area be provided to allow for access and maneuverability of fire trucks and equipment.
- Larry Remer seconded the motion. Motion carried.

Discussion/Informational Items

- Access Control Ordinance

This ordinance was printed and distributed to the PC members.

- Comprehensive Plan Amendment – Town of Nepeuskun

This town is removing some A-1 zoning. Brian Noe pointed out that this does not affect our Township.

Adjournment:

MOTION: Barbara Meyers moved to adjourn. Larry Remer seconded the motion. Motion carried.

This meeting adjourned at 8:16 P.M.

Minutes by

Cheryl Gardner/Recording Secretary

