

MINUTES FROM THE FEBRUARY 19, 2020 – PLANNING AND ZONING COMMISSION MEETING

The Planning & Zoning Commission met on Wednesday, February 19th, 2020 at the Pulaski Village Hall.

Chairperson Reed Woodward called the meeting to order at 5:00 PM and the following members were present: Reed Woodward, Roger Brzeczowski, Robert Gajewski, Dave O'Brien, Gregg Staszak, and Howard Zernicke. Absent with excuse: Ed Krause and Sarah Brunette.

Also present: See attached attendance sheet.

MOTION BY ROGER BRZECZOWSKI AND SECONDED BY HOWARD ZERNICKE to approve the 02/19/2020 agenda as presented. **MOTION CARRIED.**

MOTION BY DAVE O'BRIEN AND SECONDED BY GREGG STASZAK to approve the 10/16/2019 Planning & Zoning Commission meeting minutes as delivered, and dispense with the reading. **MOTION CARRIED.**

MOTION BY ROBERT GAJESKI AND SECONDED BY ROGER BRZECZOWSKI to OPEN the Public Hearing on a CONDITIONAL USE PERMIT REQUEST for applicant Roman Sinitsky, 220 S. St. Augustine St. Pulaski, WI 54162. **MOTION CARRIED.**

Attorney William VandeCastle explained the purpose of holding a Public Hearing. Due to state statutes changing, in order to approve a Conditional Use Permit, a Public Trial must be held. Attorney VandeCastle also explained to the Commission that when they are making their motion to approve/not approve the conditional use permit request, they must describe the conditions and/or recommendations in their motion.

Bryan Lauritzen-Zoning Administrator, and Roman Sinitsky-applicant, were sworn in by legal counsel Attorney William VandeCastle.

Roman Sinitsky, applicant, discussed the purpose of his applications, and what he is currently using the property located at VP-582 and VP-584 for. The Commission also asked questions to the applicant.

Bryan Lauritzen, Zoning Administrator, read the Staff Report to the Commission. Bryan also read the B-1 Central Business District (a) General zoning code. Staff Recommendation is to approve the conditional use permit for VP-582 and VP-584 under the following conditions:

1. No junk, accident or salvage vehicles or auto parts shall be stored outside.
2. The conditional use permit, if granted, shall be subject to review following a change in business/tenant or property owner.

Attorney William VandeCastle highlighted on staff recommendations. He recommended to the Commission that they consider to add two more conditions:

1. That the conditional use permit remain personal to Roman Sinitsky, applicant, and does not stay with the property.
2. With the applicant being a tenant, there must be written approval from the property owner agreeing to the tenants' use of the property.

MOTION BY ROGER BRZECZKOWSKI AND SECONDED BY DAVE O'BRIEN to CLOSE the Public Hearing on a CONDITIONAL USE PERMIT REQUEST for applicant Roman Sinitsky, 220 S. St. Augustine St. Pulaski, WI 54162. **MOTION CARRIED.**

Attorney William VandeCastle passed out Ordinance 51.30 (f) for the Commission to review. This reviews the factors on whether or not a conditional use permit should be granted. Reed Woodward read this ordinance to the Commission. The Commission agrees to these conditions.

MOTION BY ROGER BRZECZKOWSKI AND SECONDED BY DAVE O'BRIEN to recommend to the Village Board to APPROVE the Conditional Use Permit for VP-582 and VP-584 for applicant Roman Sinitsky, 220 S. St. Augustine St. Pulaski, WI 54162 for storage of personal/business vehicles and trailers as well as rebuilding vehicles for personal use with the following conditions:

1. No junk, accident or salvage vehicles or auto parts shall be stored outside.
2. The conditional use permit, if granted, shall be subject to review following a change in business/tenant or property owner.
3. That the conditional use permit remain personal to Roman Sinitsky, applicant, and does not stay with the property.
4. With the applicant being a tenant, there must be written approval from the property owner agreeing to the tenants' use of the property.

ROLL CALL VOTE: ROGER BRZECZKOWSKI-YES, ROBERT GAJEWSKI-YES, DAVE O'BRIEN-YES, GREGG STASZAK-YES, HOWARD ZERNICKE-YES, REED WOODWARD-YES. MOTION CARRIED. ED KRAUSE-ABSENT WITH EXCUSE, SARAH BRUNETTE-ABSENT WITH EXCUSE.

MOTION BY ROBERT GAJEWSKI AND SECONDED BY HOWARD ZERNICKE to APPROVE the Site Plan and Design Review for:

APPLICANT: Roman Sinitsky – 220 S. St. Augustine St. Pulaski, WI 54162, VP-582 and VP-584

PROPERTY OWNER: Doreen Phillips, 1634 Rustic Oaks Ct., Green Bay, WI 54301.

MOTION CARRIED.

SUCH OTHER MATTERS AS ARE AUTHORIZED BY LAW

- Mary Brunner, 135 E. Green Bay St. Pulaski, WI 54162, spoke to the Commission regarding the possibility of putting in a second driveway on her property. Bryan Lauritzen explained the process that she would have to go through, such as requesting a variance to be approved. Bryan Lauritzen also explained that there are state statutes that need to be followed in the process of a granting a variance. Attorney VandeCastle also helped to clarify this process.

SCHEDULE THE NEXT PLANNING AND ZONING MEETING

- The next Planning & Zoning meeting will be set at a later date, as there are no requests at this time. All Commission members will be notified by telephone when the next meeting is scheduled.

MOTION BY HOWARD ZERNICKE AND SECONDED BY DAVE O'BRIEN to adjourn the meeting at 6:11 PM. **MOTION CARRIED.**

Minutes by: Tiffany Reymont, Support Staff – Village of Pulaski



ATTENDANCE SHEET

PLANNING & ZONING COMMISSION

WEDNESDAY, February 19, 2020

5:00 PM

PULASKI VILLAGE HALL - 585 E. GLENBROOK DR., PULASKI, WI

PLEASE PRINT

	<u>NAME</u>	<u>ADDRESS</u>	<u>E-MAIL</u>
1.	David O'Brien	325 W Pulaski St	dobrien@baylandbuildings.com
2.	Bill Vande Castle		
3.	Bob Gajewski		
4.	Rand Woodward		
5.	Georg Stanzel		
6.	DAVE KUBIAK	P.O. B 703 PULASKI	
7.	Bryan Lauritzen		
8.	Roger Brzezowski		
9.	Amal Banik		
10.	Robt	applicant	
11.	Mary Brunner		