

**VILLAGE OF MARSHALL
PLAN COMMISSION MINUTES
MAY 22, 2013**

Chairperson Hensler called the Plan Commission meeting to order at 7:00 p.m. Members present: Blaschka, Riley, Vick-Peck, Shepler and Hensler. Arnold were absent. Others present: Joanne Cripps, Blake George, John Schuepbach, Erin Ruth-Graef, Diane Graff-Courier, David Bisbee, and Sue Peck-Administrator.

Pledge of Allegiance

1. Public Hearing. Chairperson Hensler opened the public hearing at 7:02 p.m. The purpose of the hearing was to take comments on a conditional use permit request by David Bisbee for properties known as 627 & 633 W Karem Drive, Marshall. Request is to construct mini-warehousing units on lot three (627 W Karem Drive) & lot four (633 W Karem Drive) of certified survey map 12238. The property is zoned B-P, Business Park.

Mr. Bisbee said he is looking to develop the land to the South of the Waste Water Treatment Facility.

Erin Ruth-GRAFF-staff report. Mr. Ruth said if one would take the property out of its context today you probably wouldn't want this type of use at the Village's entrance. With a lower type of use such as this you could consider it temporary use. The site's negative externalities (slaughterhouse) will likely prevent the site from meeting its full development potential. The Village has two options for dealing with this scenario: 1) hold off development of the site until a better fit relative to the purpose of the district comes forward, or 2) allow a lower value interim use with the hope that the site will redevelop to a more suitable, higher value use as negative externalities are removed.

Mr. Ruth asked if the commissioners were OK with the appearance of the building. If the ultimate goal is to redevelop the site in the future; funds should be spent on the more permanent amenities. Mr. Ruth recommended additional landscaping be provided on the western side of lot three (3). Signage approval will need to be obtained from the commission. He further suggested a color of something with more a muted/earth tone versus the proposed red.

Mr. Bisbee stated he felt this would enhance the properties to the west. Many people want to be next to properties that have storage. Mr. George said he feels it is a good transition with the WWTF and Slaughter house there.

Mr. Erin said it is 24' between the buildings; that seemed small for backing up. Mr. George said the smaller units are on the ends and it shouldn't be an issue.

Mr. Blaschka asked if there are ordinances of spacing between buildings with doors; when there are multiple overhead doors. You can only have so much door area. He was questioning if the 24' feet was wide enough. That answer was unknown, but would be checked into prior to approving the plan.

Mr. Hensler feels the more landscaping here the better.

Mr. Riley said there is also a cemetery across the road, to the north. His wife is on the cemetery board and they would like to see some screening on the north side of the proposed project. Also there is nothing that says there will not be outdoor parking. Mr. Bisbee and Mr. George said there wouldn't be outside storage allowed.

Mr. Bisbee said that is why he likes pine trees, because they are all year round.

Ms. Vick-Peck said last time there was discussion for climate-controlled units and larger units for RV's. She was surprised with what they proposed; we were looking for something more unique. She also asked what the roof pitch was. They looked flat and will the snow be able to get off.

Mr. Bisbee said when he was in Florida he looked at some of the climate-controlled units and basically there were in abandoned buildings that had been turned into storage units.

Ms. Vick asked about campers and RV's, larger units. Mr. Bisbee said the problem is the people won't pay for it. They rent month to month. In McFarland they researched and the problem is people only rent for 3-4 months and then it sits empty. It becomes a rent issue and dollars.

Mr. George said most buildings have a 3:12 pitched roof. They would do a 3:12 pitch roof, green doors, earth tone colors with no doors facing the cemetery side (north). The lighting would be shining down and they would be dusk to dawn lights.

Mr. George asked if we really want them to have a dumpster. The commission felt it could be a dumping ground. Mr. George said they really don't put them in, if they would put one in they would screen it.

Mr. Hensler asked for a final call for testimony. Hearing none a **motion was made by Blaschka and seconded by Vick-Peck to close the public hearing at 7:47 p.m. Motion carried unanimously.**

3. Bisbee Conditional use permit recommendation. **A motion was made by Riley and seconded by Shepler to recommend a conditional use permit be granted to David Bisbee for mini-warehousing units at 627 & 633 W Karem Drive with the GRAEF staff recommendations as outlined in their review document dated May 22, 2013 and as revised after this meeting, to be included as part of the permit with the condition that if a dumpster is provided the dumpster will need to be screened from view from beyond the property line and the colors to be used are predominantly earth tones with forest green accents and that additional landscaping be provided on the North side of the property. Motion carried 4-0, Blaschka abstained.**

IDENTIFICATION OF TOPICS FOR FUTURE DISCUSSION AND/OR ACTION

1. Next regular meeting 6/26/13.
2. Beth Krebs has resigned and we are in need of a new member. Mr. Hensler asked for suggestions from the commissioners.

Adjournment

Having no further business a motion was made by Riley and seconded by Shepler to adjourn at 8:00 p.m. Motion carried unanimously.

Respectfully submitted,

Sue Peck
Village Administrator