

Town of Horicon Planning Board

Minutes of October 19, 2011

Members Present: Bill Bruce, Harry Balz, Jim Remington, Mike Raymond, Alternates: Georgia McMeekin, Matt Simpson

Members Absent: Doug Paton

Others Present: Zoning Administrator Gary McMeekin, Town Board member Bob Olson, ZBA Chairperson Gary Frenz, ZBA member Priscilla Remington

Guests Present: Bob Higgins, Bill McGhie, Mark Wilson, Bruce McVey, Kerry Armstrong, Christine Clark

Pledge

The regular meeting of the Planning Board was called to order by Chair, Bill Bruce at 7:00 PM.

PUBLIC HEARING:

File # 2011-06 CU Tax Map 88.14-1-3 Charles (Jack) and Eleanor Higgins seeking modification of time schedules imposed on Conditional Use approval July 2011. Robert Higgins submitted a revised schedule to the board. Bill Bruce stated that the Conditional Use is for the land and is not a permit for the sale of wood, the property requires a Conditional Use approval for the activity in which the applicant is applying. Bill Bruce continued on to state that this board set hours of operation to be 8am to 5 pm 7 days a week not carried on past 7 PM, a three (3) year review with no additional money to review adding that the applicant cannot saw on Sundays. Lengthy discussion ensued regarding the new proposal of hours and days. Being no further comments or questions, Mike Raymond made a motion to close the public hearing, 2nd by Harry Balz. All Ayes.

Bill Bruce announced that the public hearing has been closed and the deliberations are for the board members only:

UNFINISHED BUSINESS:

File # 2011-06 CU Tax Map 88.14-1-3 Charles (Jack) and Eleanor Higgins seeking modification of time schedules imposed on Conditional Use approval July 2011. Harry Balz asked Jim Remington about his statement made in July regarding sawing on sundays. Jim Remington stated that he has no problem with it if it was okay with the neighbors. Harry Balz stated that two neighbors have come forward and the applicant is willing to abide, there is a concern if a neighbor sells their property, could the new neighbor appeal this decision. Bill Bruce stated that this board put a three year review in the conditions. Harry Balz asked how the new neighbor would know about this approval. Bill Bruce stated that they should know prior to purchasing the parcel. Harry Balz suggested a two year renewal instead of three year at no cost to the applicant. Bill Bruce stated that there is no mention of sales hours, this property is located on a dangerous part of State Route 8 and maybe the board should consider sale hours. Harry Balz stated that he feels the applicant can sell seven days a week. Mike Raymond asked if there was a procedure to amend a prior decision, and the board could put in amendment regarding a neighbor selling. Jim Remington stated that if a property within 500 feet sells the new buyer could go to the Town Hall and find out about the stipulation before they buy.

After a lengthy discussion Mike Raymond made a motion to amend the previous Conditional use conditions to:
Sawing of wood: Monday through Saturday 8 am to 5 pm.
Splitting of wood: Monday through Saturday 8 am to 7 pm
Sunday 8 am to 5 pm

with a three year review with no additional money from the applicant. In addition if any parcel within 500 feet of the subject parcel sells, the new owners have the right to request the Planning Board review this use. Discussion ensued regarding selling hours: Matt Simpson stated that is no impact on the selling. Jim Remington stated that he has no problem with the applicant selling seven days a week. The board agreed that the restrictions will be on splitting and sawing only. The motion was seconded by Harry Balz. All Ayes.

Minutes: Harry Balz made a motion to accept the minutes as written 2nd by Mike Raymond All Ayes.

NEW BUSINESS:

File #2011-09AD Tax Map 54.-1-24.21 Phyllis Cleveland (Kerry Armstrong) Application for Minor Subdivision. Bill Bruce stated that the road frontage variances were approved by the ZBA and APA. Kerry Armstrong stated that the soil tests will be performed tomorrow. Bill Bruce stated that this is a Class A permit and this board could approve with the contingency of the APA approval. Harry Balz made a motion to deem the application complete and schedule a public hearing, 2nd by Mike Raymond, All Ayes.

File # 2011-13 CU Tax Map 88.7-1-18 Opal Christine Clark and Kate Baron seeking a Conditional Use to open a General Store, Laundromat, Wine & Liquor Store on parcel located at 6752 State Route 8. Christine Clark submitted photos to the board stating that they would like this to be the gathering place for the town and bring money into the town. Christine Clark continued to stated that this project will be done in phases, the first being the General Store and Liquor Store, then add the Laundromat and outside car wash and possibly adding a gas station with above ground tanks. Mike Raymond asked about the docks. Christine Clark stated that there is an existing dock that would give boaters access to the store and they would have fishing/kayaking supplies. Harry Balz asked how many feet of waterfront is associated with this parcel. Christine Clark stated over 300 feet. Mike Raymond asked how long would it take for the phases to be implemented. Christine Clark stated that the liquor license takes six months to obtain, the new building could be built in approximately 6 weeks. Georgia McMeekin asked how big the building would be. Christine Clark stated the building would be approximately 3,200 to 3,600 square feet combining the general store, liquor store and small Laundromat, and the second building would utilize the outdoor car wash where people could wash their boats, which would help prevent milfoil going into the lakes, adding that a small Laundromat would not require a SPDES permit. Being no further comments or questions, Harry Balz made a motion to deem the application complete and schedule a public hearing, 2nd by Mike Raymond, All Ayes.

Board Privilege: Harry Balz stated that he attended the budget workshop and the pay for the Planning Board and ZBA member(s) is not increasing and it costs him \$11.00 to drive to Horicon, suggesting that members attend the Town Board meeting tomorrow and request an increase.

Being no further business before the board, the Meeting was adjourned at 8:10 PM

Respectfully submitted
Christine Hayes