

## Town of Union

### Plan Commission Monthly Meeting

#### Minutes of Thursday October 26, 2023

Attending: Alvin Francis, Ray Legris, Derrick Blume, and Larry Meier

Plan Commission Chairman Don Krajeck and Clerk Regina Riedel were absent; minutes recorded by Larry Meier.

Town Board members in attendance: Don Templeton, Rich Templeton, and Dave Pestor

Francis called the meeting to order at 6:30 as acting chairman

Approval of last meeting minutes: Blume made the motion to approve the minutes as written, Legris second. The motion carried with a unanimous voice vote

#### **Public Comment:**

Francis stated that the Evansville Review will no longer be published. A new way of publishing meeting announcements will have to be done. Blume suggested that the Janesville Gazette may need to be an option.

Francis commented that Don Krajeck has resigned as a member and chairman of the Planning Committee. The Town Board will have to fill the vacancy.

**Public Hearing: Request by Tennyson Farms, LLC, 2810 Tennyson Place, Hermosa Beach, CA for a conditional use permit for parcel 6-20-117.1 located at 14904 W. Bullard Road in the SE ¼ of Section 15. The applicant has requested the CUP for the construction of warehouse units.**

Francis read the proposal and opened the public hearing at 6:40 p.m.

Combs commented that the new map submitted was a look at possible future development and the growth of phase 1, which is the building which are in line east and west of the existing building, could take as much as 5 years to complete and move to the next phase when needed.

A discussion was had about the appropriate amount green space needed as part of the permitted requirements.

Fahey stated that the green space requirement states that this area is to be from the front of the buildings to the front lot line.

Arnold agreed to remove the proposed building closest to Bullard Road to allow for the required 20 percent green space in the front of the building.

Francis stated that the buildings on the sketch map are in excess of the required 5 to 1 ratio of land to buildings. Arnold/Combs commented that just to consider phase 1 and eliminate the one building would get the to the 5 to 1 ratio. The committee agreed.

Lester Kerstens spoke of his thoughts that the increased build up will increase flooding to the other 20 acres and across highway 14.

Dave Pestor commented that the increase in additional roof space can cause a more concentrated run off.

Bob Fahey commented that doing only phase 1 to start may have a lesser effect on runoff to the adjoining acreage for now. It will need to be considered during future expansion of the property.

Meier asked Arnold to confirm that the buildings will only be used for larger vehicles as he had stated in the original zoning application. He stated that that is their intent.

Francis commented that, as Fahey commented in the previous meeting, that all lighting should be pointed down.

Blume asked Fahey if Arnold will have to come back and apply for a permit to build additional buildings. Fahey concurred. At that time Arnold would have to apply for a new conditional use permit or edit the existing one.

Fahey commented that he was in favor of an approval under these conditions.

Meier asked Arnold about the 2 large LP tanks that are on the property. Are they to be used for controlled climate storage. Arnold said no. They belong to Alcivia and they have not come to pick them up. Ther units will not have heat or electricity.

Francis closed the Public Hearing at 7:15 p.m.

Blume made a motion to recommend to the Board approval of the conditional use permit for Phase 1. Meier seconded the motion.

Phase 1 described as the existing building plus one to the west and two to the east of the existing building. The new buildings shall not extend any further North or South than the existing building. The proposed 120' x 40' building closest to Bullard Road will not be built to

contribute to the required twenty percent green space from the buildings to the front property line.

Roll call vote: Blume—Yes, Francis—Yes, Meier—Yes, Legris—Yes

Motion to adjourn by Blume, second by Legris, Motion carried by unanimous vote

Meeting adjourned at 7:22 p.m.