

**City of Fox Lake
Planning Commission Minutes
August 9, 2016**

The August 9, 2017 meeting of the City of Fox Lake Planning Commission was called to order by Chairman Tom Bednarek, at 6:30 p.m., in the Council Chambers. Roll call was taken with Dan Casey, Kurtis Mersch, Joshua Meyer and Peter Hartzheim present. Absent: Giorgio Mazzolari and Gordon Gossink. Also attending were city administrator Dean Perlick and city clerk Susan Hollnagel.

In the audience was Tanya Olson, superintendent of the Waupun Area School District.

The clerk certified open meeting laws have been complied with.

Minute approval

Motion by Meyer, seconded by Casey to approve the minutes of the February 8, 2017 Planning Commission, as typewritten. Motion carried with a voice vote.

Public comments-agenda items

Motion by Meyer, seconded by Hartzheim to open the meeting to public comments on agenda items. Motion carried with a voice vote. No comments were made.

Public comments-other matters

Motion by Hartzheim, seconded by Meyer to open the meeting to public comments on other matters. Motion carried with a voice vote. No comments were made.

Land combination application

The clerk presented the final draft of the land combination application, for combining parcels. She said the application would be for those property owners who wanted to combine two parcels together. She said Dodge County asked that a process be set up for a consistent review of the parcel combinations. Casey said since we didn't have anything and now have an application, it looks good.

Motion by Hartzheim, seconded by Casey to approve the "request for land combination application" and set the application fee of \$50.00. Motion carried with a voice vote.

SAGES site plan

Tanya Olson, WASD superintendent, was in attendance to answer any questions regarding the site plan for the proposed improvements at SAGES school. Bednarek said the city council had concerns with the garbage dumpster being located on the west side of the school, in the bump out.

He said they wanted it to stay on the east side of the school but he said they discussed it and the school will build an enclosure so it is not visible. Olson showed the Commission a picture of what the enclosure would look like and said the brick enclosure would match what will be at the school's entrance. Bednarek also said the Fire Department and school have reach a 99 year lease, as a portion of the improvements will extend onto the Fire Department land.

Motion by Hartzheim, seconded by Casey to approve the site plan of SAGES school improvements. Vote in favor: Casey, Mersch, Meyer and Hartzheim. Motion carried.

Leroy Meats site plan

Commission members reviewed the site plan of Leroy Meats. Mersch asked how many employees Leroy would have. Bednarek said they plan to have 15 full time jobs the first year and up to 20 the next year. Hartzheim said he heard if all goes well, in two years they would probably add on. Bednarek said Leroy Meats originally wanted to be up by the clinic but with a little arm twisting, they were able to show this area as a better site. He said the state is requiring them to put in a 300' entrance lane, on the north side of STH 33, from the top of the hill to Brower Boulevard.

Motion by Casey, seconded by Meyer to approve the site plan of the Leroy Meats property. Vote in favor: Mersch, Meyer, Hartzheim and Casey. Motion carried.

Comprehensive plan amendments

City administrator, Dean Perlick, said with some of the zoning changes the city council has approved, the city's comprehensive plan needs to be updated. He said the zoning needs to be consistent with the comprehensive plan. He gave the example of changing the Subway/Leroy property to commercial but on the 2012 map, it is showing as R-1 and R-2. He said the comprehensive plan should be changed before the zoning is changed. Perlick said there is a lot on Linden Lane that probably should be changed to commercial. He said another area is the large lot, west of the golf course condos. He said that area probably should be R-1 or R-2. Bednarek said we should follow up with that property, as the new owner plans to do housing. Perlick said there are two or three other areas that should be looked at so the comprehensive plan and zoning map are consistent. He suggested getting all the areas together and do it all as one change. He said they would be looking at the future uses on the land use map. Perlick asked the members to consider the Hoekstra property and what the land use would be for that property.

Bednarek said we should address the lot by the cemetery and the one on Trenton Street. Perlick said at the next meeting they would look at the areas again and see what changes should be made.

With no other business to come before the Planning Commission, motion by Hartzheim, seconded by Meyer to adjourn. Motion carried with a voice vote. Meeting adjourned at 7:17 p.m.