

**Village of North Hudson
Regular Plan Commission Meeting Minutes
Wednesday, February 18, 2015 @ 7:00 p.m.
Village Hall, 400 7th Street North
Hudson, WI 54016**

Call to order: Roll call

Chairman Mike Miser called the Plan Commission meeting to order at 7:00 p.m. Answering the call were members Mitchell, Schneider, Wekkin and White. A quorum was present and the meeting had been duly noticed. It was noted that members Felland and Howard were absent. Also in attendance were Village Engineer, Kevin Oium; Village Attorney, Terry Dunst; and Village Clerk, Melissa Luedke.

Approval of minutes: Regular meeting of May 21, 2014

Motion (Wekkin/Mitchell) to approve the May 21, 2014 meeting minutes as presented. Motion carried.

Open Public Hearing-Conditional Use Permit for Hudson Dance Academy, LLC

Keri Leemkuil-Kramer, owner of Hudson Dance Academy was present. Leemkuil-Kramer stated that she wishes to move the dance studio to 240 Monroe Street N. She just bought the building and closed on the property the week before. Dunst questioned if the property taxes have been paid. Leemkuil-Kramer stated that the taxes were settled at the closing. Miser asked Dunst to clarify the need for a conditional use permit. Per Dunst, this location is located in the Industrial District but is allowed as a potential commercial conditional use. **Motion (Schneider/White) to open public hearing. Motion carried.** Miser declared the public hearing open at 7:05 p.m. No comments from the public.

Close Public Hearing

Miser requested a motion to close the public hearing. **Motion (Schneider/White) to close the public hearing. Motion carried.** Miser declared the public hearing closed at 7:06 p.m. Mitchell questioned the parking availability. Leemkuil-Kramer stated the fence barrier between the houses and BOH will be kept but the front entrance gate will be removed. She stated there are currently 16 LED lights outside the property for lighting. The hours will primarily be 3pm-9pm Monday thru Thursday but some additional morning hours may be needed. The students will be dropped off on the East side then cars will loop around the building to exit. There are plans to black top the parking lot. Oium reviewed the parking stall requirements. Miser stated that comments from the Building Inspector stated he had no concerns and recommended approval. The boats that are currently stored there should be removed by 4/1/15.

Motion (Schneider/Mitchell) to recommend approval to the Village Board the application for a conditional use permit for Hudson Dance Academy, LLC at 240 Monroe Street N with the following conditions:

- 1) All operations shall comply with federal and state regulations, local ordinances, and fire codes.**
- 2) Property is to be kept clean with no outside storage.**
- 3) Adequate parking to be provided.**

- 4) A sign permit shall be issued by the Building Inspector prior to any sign being installed.
- 5) A building permit shall be issued prior to alterations to the building per Village Code.

Motion carried.

Open Public Hearing-Conditional Use Permit for Applicant Guy Hawkinson

Applicant Guy Hawkinson was present. Hawkinson stated he wishes to live in the back of the property, the front part is going to be used for commercial use-thrift store. Miser stated the zoning for this area is C-1, commercial. Miser read the comments from the Building Inspector-Brian Wert and Fire Chief-Scott St. Martin. Miser stated that the Fire Chief concurs with the Building Inspector that without proof of a fire wall, he does not recommend approval. Oium stated that there are two (2) off-street parking spots required. Dunst stated that the parking requirement could be full-filled by renting parking spots off-site such as a parking lot. Hawkinson stated that there is an alley on the property where they could possibly utilize parking spots. Oium stated that if it is an alley, the village owns this. Wekkin stated it is not an alley but a driveway/access for Raley's Pizza. **Motion (Schneider/White) to open public hearing. Motion carried.** Miser declared the public hearing open at 7:18 p.m. Gary Stewart was present, he stated his family owns the property across the street. He referenced 14-52, permits and 14-55, violations from the Village of North Hudson website and the Municipal Code Book. He stated the applicant has been living in the property for the last 12 months and is in violation. Miser stated that the Plan Commission does not deal with enforcement. Stewart stated there is no off-street parking available for that property and parking has been a problem. Miser read the comments from the Building Inspector. Per the comments from the Fire Chief, he tried to contact the applicant but there has been no response. Hawkinson stated that he called the Fire Chief today and left a message to schedule a walk-through. Terri McCauley was present. She resides on 4th Street N and operates the corner store at 415 Wisconsin Street N. McCauley stated that parking has been a problem and a safety issue. Plowing around the vehicles is also an issue. Per McCauley, the trailer that had been parked in front of the property for some time has now been removed. Stewart stated that between all the business in that building, there is not enough parking available. Stewart stated that he requested a no parking sign be installed on the East side of 5th Street N. Miser questioned the 30 parking spots needed which Stewart referred to. Hawkinson stated the thrift store is currently only 14 x 20 square feet, the residential part is bigger. Stewart stated 14-54 (permits) and 14-55 (violations) from the code book applies to this. Dunst stated that the Plan Commission does not deal with enforcements, this would be handled by a different committee.

Close Public Hearing

Miser requested a motion to close the public hearing. **Motion (Schneider/White) to close the public hearing. Motion carried.** Miser declared the public hearing closed at 7:34 p.m.

Motion (Wekkin/White) not to approve the conditional use permit for applicant Guy Hawkinson to reside in the property at 303 5th St N based on the comments of the Building Inspector, Fire Chief, Village Engineer, Public Works Director, and public comments regarding the question of a fire wall and parking limitations. Wekkin also stated that the parking reserved for commercial parking cannot be used for residential. Dunst stated that if the question of a fire wall is the issue, this item could be put off until next month for the Fire Chief and Building Inspector to inspect the inside of the building to see if he meets the minimum requirements. **Motion (Wekkin/Schneider) to withdraw previous motion. Motion**

(Wekkin/Mitchell) to table this item until more information is received from the Fire Chief and Building Inspector, and proof of two (2) off-street parking spots are received. Motion carried. This item will be put on the March Plan Commission agenda for review. Dunst recommended to Hawkinson to comply with these conditions as soon as possible due to citizen complaints otherwise there may be enforcement taken by the village.

Routine Business

Nothing scheduled at this time.

Adjournment

Motion (Schneider/White) to adjourn. Motion carried. Miser declared the meeting adjourned at 7:41 p.m.

Respectfully submitted by,

Melissa Luedke
Village Clerk