

**TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
February 20, 2019**

Present: David Salvaggio, Mark Wittenberg, Anne Lewandowski, Wayne Pipkorn, Rick Goeckner
Excused: Dan Wundrock, Larry Lechner
Also Present: Eric Ryer, Assistant Administrator/Clerk

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Salvaggio called the regular meeting to order at 7:00 pm. The meeting began with the Pledge of Allegiance.

2. MINUTES OF PREVIOUS MEETING:

a. Approval of December 19, 2018 Plan Commission Meeting Minutes*

Commissioner Pipkorn moved and Commissioner Lewandowski seconded a motion to approve the minutes from December 19, 2018. The motion passed unanimously.

3. PUBLIC HEARING

a. Public hearing to take comment on a conditional use permit application by EMR, LLC (5 Corners Isuzu Truck & Auto) to operate general sales, service and body work of new and used automobiles, trucks, recreational vehicles, and medium-duty commercial vehicles for the property located at 1266 Washington Avenue [Owner: RWMD, LLC, NW ¼ of Section 22, 4.2 acres, zoned B-3 Business District]*

Eric Weninger of 5 Corners Isuzu Truck & Auto has submitted a conditional use permit application for the property located at 1266 Washington Avenue. The business changed hands and is now owned by EMR, LLC (Eric Weninger). It has obtained an Isuzu franchise, and is now being considered for a regular CUP.

With no comment from the public, Commissioner Pipkorn moved to close the public hearing. Commissioner Goeckner seconded, and the motion passed unanimously.

4. OLD BUSINESS

a. None

5. NEW BUSINESS

a. Discussion and possible recommendation on a conditional use permit application by EMR, LLC (5 Corners Isuzu Truck & Auto) to operate general sales, service and body work of new and used automobiles, trucks, recreational vehicles, and medium-duty commercial vehicles for the property located at 1266 Washington Avenue [Owner: RWMD, LLC, NW ¼ of Section 22, 4.2 acres, zoned B-3 Business District]*

This item continues from #3a. Staff explained that while 5 Corners GMC had a CUP on file from the 1990s, both the Town and applicant were unable to locate the original CUP for 5 Corners GMC from when it originally opened. Staff displayed the proposed draft CUP for the Commission to view and discuss. Staff noted they would maintain the bulk of their existing site plan, but that the Town would request they consider enclosing their dumpsters, updating their south gate and updating the existing south entrance sign. The applicant noted he would like to update that particular sign.

Following discussion, Commissioner Lewandowski reviewed the findings below, noting they are present:

- (1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- (3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.
- (4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

Chairman Salvaggio then asked the applicant if he had a chance to review the draft CUP, which Eric Weninger confirmed he had. Commissioner Pipkorn then moved that the Plan Commission recommend the Town Board approve the draft conditional use permit as proposed for EMR, LLC (5 Corners Isuzu Truck & Auto) to operate general sales, service and body work of new and used automobiles, trucks, recreational vehicles, and medium-duty commercial vehicles for the property located at 1266 Washington Avenue while updating the south entrance sign. Commissioner Lewandowski seconded, and the motion passed unanimously.

6. ADJOURNMENT

Commissioner Goeckner moved to adjourn the meeting. Commissioner Pipkorn seconded, the motion carried unanimously and the meeting was adjourned at 7:15p.m.

Respectfully Submitted,

Eric Ryer
Assistant Administrator/Clerk