

PLANNING COMMISSION
VILLAGE OF FREDONIA
Fredonia Government Center
242 Fredonia Avenue, Fredonia, WI
January 3, 2022

Committee Members Present: Don Dohrwardt, Jerry Jacque, John Long, Gene Mayer, Dan Wellskopf and Troy Bretl. Excused Gerry Weiland.

Also Present: Ben Sippel, Connor Carynski and Roger Strohm

The Planning Commission meeting was called to order at 7:00 p.m.

Minutes Approved

The minutes of the October 4, 2021 meeting were approved on a **MOTION** by Bretl, seconded by Wellskopf, and carried.

Approve Zoning and Permit Application For 211 Highland Drive by Sippel Electric

Strohm stated that a contractor shop is permitted in B2 which is the current zoning for the property. Sippel presented architectural drawings of the proposed changes to the existing structure which included landscaping. Roger Kison, the commercial building inspector, has reviewed the proposed changes. Part of the roof will be raised and there will be two garage doors on the west side. The existing east side windows will be removed and new windows installed in the higher wall, with the shrubbery being tall to lessen the looks of the higher wall. There will be a metal roof and recessed lights under the eaves. Since the only public access will be from Manor Drive the address will be reviewed to possibly change from Highland Drive. The building will be on the agenda for the January 19 Architectural Control Board meeting. After discussion, a **MOTION** to approve the zoning permit and site plan for the property by Wellskopf, seconded by Jacque, and carried. Bretl abstained.

Non Agenda Discussions

Strohm received an inquiry about firearm sales. Reviewing the ordinances he found two instances where the distances from other building conflicts, will need future review.

- 575-52 B - Firearms, fireworks and fertilizer sales shall be located a minimum of 500 feet from any residence, school or church.
- 575 Attachment 1 - Sales of guns, fireworks and/or explosives shall not occur within 1,000 feet of the property line of any schools (public or private), day-care center or residential zoned property.

Strohm stated that Hillcrest has not submitted a plat for new residential development.

Mayer questioned the Waste Management pick-up of their garbage containers. Strohm stated that they were in the village today but he has not been provided a timeline on when they will complete the pick-up.

Adjournment

The meeting adjourned at 7:45 p.m. on a **MOTION** by Mayer, seconded by Bretl, and carried.

Respectfully Submitted:

John Long

Planning Commission Member