

Village of Richfield
4128 Hubertus Road, Hubertus, WI
Plan Commission Meeting Minutes, February 12, 2019
7:00 PM

1. Call to Order/Determination of quorum

Chairman Jim Otto called the meeting to order at 7:00 PM, noting there was a quorum present.

In attendance were Chairman Otto, Vice-Chairman Berghammer, Commissioners Bartel, Coté, Melzer, Trustee Collins and Village Administrator Jim Healy.

Excused Absence: Commissioner Bob Lalk

2. Verification of Open Meetings Law compliance

Administrator Healy stated that the agendas were posted at the Richfield, Hubertus, and Colgate U.S. Post Offices as well as Village Hall. Digital copies of the agenda were sent to the West Bend Daily News, Germantown Express News, Hartford Times Press, and the Milwaukee Journal Sentinel.

3. Pledge of Allegiance

4. Approval of Minutes

- a. January 10, 2019 – Regular Meeting

Motion by Commissioner Melzer to approve the January 10, 2019 Regular Meeting Minutes; Seconded by Commissioner Coté; Motion passed without objection.

5. DISCUSSION/ACTION

- a. **Discussion and possible recommendation to Village Board regarding a rezoning petition for property located at 4231 STH 167 (Tax Key: V10_0430025003) from Rs-2, Single Family Residential District to A-2, General Agricultural District – Ordinance O2019-02-01**

Chairman Otto remarked that his belief is that the subject property was always agriculturally zoned.

Administrator Healy discussed the history of the parent parcel and its division, zoning history, and uses.

Motion by Commissioner Bartel to recommend to the Village Board the approval of Ordinance O2019-02-01, an Ordinance to rezone Tax Key: V10-0430025003 from Rs-2, Single Family Residential District to A-2, General Agricultural District; Seconded by Commissioner Melzer; Motion passed without objection.

- b. **Discussion and possible recommendation to Village Board regarding proposed amendments to multiple Sections of Chapter 70.193, Single-Family Cluster/Open Space Residential District and multiple Sections of 70.209, Upland Conservancy District of the Zoning Code – Ordinance O2019-02-02**

Administrator Healy discussed the proposed amendment that was being proposed by the Developers. In general, the Ordinance allows land zoned in the Upland Conservancy District (UC) to be counted 100% in the Open Space and at 50% for density.

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4128 Hubertus Road, Hubertus, WI
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Several Commissioners discussed the need to understand the Village-wide impact of the proposed Ordinance.

Motion by Vice-Chairman Berghammer to recommend to the Village Board the approval of Ordinance O2019-02-02, an Ordinance Amending various Sections of 70.193 entitled Single Family Cluster/Open Space Residential District and 70.209 entitled Upland Conservancy District; Seconded by Commissioner Cote; Motion failed 3-3.

c. Discussion and possible recommendation to the Village Board regarding a Preliminary Plat for Highland Ridge Subdivision (Tax Keys: V10_1250 and V10_1255)

Administrator Healy stated that because the proposed Ordinance was not passed in the previous agenda item, this Preliminary Plat must be denied.

Motion by Trustee Collins to recommend to the Village Board the denial of the proposed Preliminary Plat for Highland Ridge Subdivision; Seconded by Commissioner Melzer; Motion passed without objection.

d. Discussion/Action regarding an extension of a Temporary Use Permit for Joint Production of Morning Star Productions and Wooded Hills Bible Church located at 777 STH 164 (Tax Key: V10_118800Z)

The Plan Commission stated that going forward, these types of proposals that are absent amplified sound, animals, and are generally run during the day, do not need to come before them given their track record of having successful events.

Motion by Commissioner Melzer to approve the proposed Temporary Use Zoning Permit for Wooded Hills Bible Church, located at 777 STH 164 (Tax Key: V10_118800Z), subject to the following:

Specific Conditions of Approval

- 1) Village Staff be directed to draft a “Decision Letter” outlining the allowable use with any terms and conditions determined to be necessary by the Plan Commission.
- 2) The granting of this Temporary Use Zoning Permit does not waive any obligations by the petitioner to follow the Municipal Code of Ordinances (Ex: signage, burning, etc.);

Seconded by Commissioner Bartel; Motion passed without objection.

e. Discussion/Action regarding a Site Plan Modification for a parking lot expansion for Flynn’s, located at 640 Plat Rd. (Tax Key: V10_119600Z)

Motion by Vice-Chairman Berghammer to accept the recommendation of the Village Engineer for the 28-stall concrete parking lot expansion, only, for Flynn’s, located at 640 Plat Road (Tax Key: V10_119600Z), subject to the following Specific Conditions of Approval:

Specific Conditions of Approval:

- 1) Applicant shall pay all professional fees related to development review.
- 2) Applicant shall obtain all necessary permits from the Building Inspection Department for the parking lot expansion and the razing of the existing accessory building.
- 3) Prior to the construction of the proposed “New Shed”, the applicant shall receive approval from the Architectural Review Board and the Plan Commission.

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4128 Hubertus Road, Hubertus, WI
Plan Commission Meeting Minutes, February 12, 2019
7:00 PM

Seconded by Trustee Collins; Motion passed without objection.

6. ADJOURNMENT

Motion by Trustee Collin to adjourn; Seconded by Vice Chairman Berghammer; Motion passed without objection at 8:10 p.m.

Respectfully Submitted,

Jim Healy
Village Administrator