

Village of Footville
Planning Commission Meeting Minutes
Thursday December 7, 2017

The Meeting of the Footville Planning Commission was called to order by the Village President, Gary Selck at 6:30 pm. Members present were: Dennis Curry, Nancy Kloften, Don Miller, Brad Reent from MSA, Tom Naatz, Board members Randy Baertschi, Dick Laws, Rich Woodstock, Ron Childs, Ron Klusmeyer and Village Clerk Randi Mielke.

The purpose of this meeting was to discuss an Extraterritorial Land Division and Rezoning located in the Town of Center Township and to make a recommendation to the Board.

Tom Naatz Spoke briefly on the matter, that the amount of land being rezoned is 10 acres may be split into 2 5 acre lots. Rezoning to A-1. An additional land division of 130 acres will be done.

A motion was made by Dennis Curry to recommend to the Village Board to approve the Land Division and Rezoning; Second by Don Miller; motion carried unanimously.

The second purpose of the meeting was to review plans for Naatz Construction; approval of plans and approval of a Conditional Use Permit for a Sales Office and Workshop.

Brad Reents Spoke to the Board and Planning Commission after reviewing the plans he had comments on the plans and recommended that Tom review the following:

1. the right of way for a portion located with in Footville Hanover Rd. This will include 33' feet the centerline of the road.
2. Tom will need to double check the title report and verify easement and access restrictions.
3. Setbacks
 - a. I 1 zoning has the following setbacks:
 - i. Side yard= 20 feet
 - ii. Front yard setbacks=25 feet
 - iii. Rear yard setbacks= 40 feet
 - b. The adjacent parcel has a minimum 50' setback from HWY 11 right-a-way. At a minimum this same setback should be followed
4. Verify that the proposed building is not located within the easement for the overhead utility lines on the north side of the property.
5. Provide proper drainage along the north side of the building so not to shed water onto the neighboring property.
6. Follow the protective covenants and deed restrictions for the Footville Business Park. Here are a few items worth noting:

- a. Side of business facing the street shall be faced with concrete or brick masonry, stone, or material approved by the Board. In this case, the proposed building faces Footville Hanover Road and Hwy 11
 - b. Parking lots are required to be paved per covenants. The Village Board will need to provide approval for gravel parking lots. If a gravel parking lot is approved, the applicant will still be required to install a concrete driveway approach.
 - c. Provide a landscaping plan per the covenants.
 - d. Provide a lighting plan.
7. Discuss possible double hung windows rather vs. awning windows for the side of the building that faces Hwy 11. Tom noted that he would like to have the awning windows to reduce exposure to his workshop. The shop and office will be done in a Lp smart siding and steel siding past the windows. He will be doing a 2x6 wall 2ft on center Monolithic pour for walls.
 8. Land disturbance over one acre will require a DNR erosion Control and Stormwater Permit.

Adjournment at 6:50 pm, motion to adjourn by Nancy Kloften; second by Don Miller; carried unanimously.

Submitted by:

Randi Mielke

Village Clerk