

Town of Vienna Plan Commission Minutes Monday, December 14, 2015

The Town of Vienna Plan Commission meeting was called to order at 7:00 P.M. by Chairman Greg Smithback. Commissioners Lois Loff, Brian Meinholz, Jerry Marx, Todd Mallon and Clerk Shawn Haney were present. Also present: John Fassbender, Lynne McDougal, Sara Riha, Brian Rahn, Kym Hahn, Mark Hahn, Russ Kolstad, Mary Lippert, Ken Kessenich and Cathleen Heath (7:50 P.M.)

Minutes – Motion by Meinholz, 2nd by Marx to approve the minutes of the November 10, 2015 Plan Commission meeting. All yes.

Public comment: None

Riha Building Addition Proposal – Sara Riha submitted a proposal to add a 10x20 restroom/mechanical room addition to her LC-1 building at 5963 Cuba Valley Road. In December of 2014 she had requested to build an additional 20x40 commercial building on the property. That request was denied. Ms. Riha now plans to build a personal storage building on her residential lot and will remodel the LC-1 building in to an office for her business. Two options were presented. Option 1 had no additional space added to the existing building. Restrooms would be added inside the existing building. Option 2 proposed the 10x20 addition. There was discussion about where the addition should be located, on the west side of the building, or the south side of the building. In looking at DCIMap it appears there is more room for it on the south side of the building. Ms. Riha stated that if she has to put the restrooms inside the existing building she would need to make the personal storage building bigger to house her personal items. There was discussion of a proposed driveway to connect the house, personal storage building and LC-1 building, with the driveway being located on Ms. Riha's property. That will be addressed via zoning permit when the building/driveway is constructed. Motion by Marx, 2nd by Meinholz to recommend approval of the 10x20 restroom/mechanical room addition on the south side of the building. All yes.

Hahn Rezoning – Don Hahn is requesting to split and rezone a 2 acre parcel from A-1ex to A-2(2) on Patton Road in Section 9. Mark and Kym Hahn were present. The proposed lot would be north of their existing residence in the woods. There was discussion about why the new lot is not adjacent to the existing lot. It is being proposed this way due to the topography of the land and a dip/ravine between the existing lot and the proposed lot. There is enough land for a split and the balance of 75 acres will be deed restricted against further building. Fees were calculated at: \$250 Review fee, \$250 Zoning Change fee and \$300 CSM review fee. Motion by Mallon, 2nd by Marx to recommend approval. All yes.

New Plan Commission Member – Cathleen Heath was introduced. The Town Chairman will be recommending Ms. Heath's appointment at the December 21, 2015 Town Board Meeting. Ms. Heath has a law degree and works as a commercial real estate title examiner.

Previous Projects – Reynolds Rigging and Crane should be moving in later this month. Due to the unseasonably warm weather the outside landscaping is being completed at this time.

Next Meeting – The next meeting will be Monday, January 11, 2016.

Meeting was adjourned at 8:05 P.M.

Prepared by: Shawn Haney, Clerk

Notes: These draft minutes are subject to approval at the January 11, 2016 Plan Commission Meeting.