

Town of Merton
Plan Commission Meeting
Minutes of July 15, 2020

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the May 20, 2020 Plan Commission Meeting. A motion to approve the minutes was made by Fleming/Morris. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Jensen, Fleming, Morris, Siepmann, & Good, Attorney Chapman, Planner Haroldson, and Deputy Clerk Claas

Also Present: Mark & Roberta Thompson, Curtis Podd, Lars Nielsen, and Arik Hertz

Old Business: None

New Business:

Plan of Operation for EZ Dealers, LLC – N78W31400 Kilbourne Rd – Requested by Curtis Podd – Blackbriar Holdings, LLC on Behalf of EZ Dealers – MRTT0349-957 – Podd spoke for the tenant stating he will be using the 3,700 sq. ft. warehouse space to operate a business of automotive and boating parts. He will have no outside storage, two employees and himself, and minimal traffic with daily deliveries. Podd said he would be introducing more green space to the entry way and bring it down to 55'. Podd stated the back when Corey Oil owned the building there were a number of walls portioning space. Jensen questioned construction work on the east side. Podd said they took on a broken window on the east side of the building and the wood siding is coming off.

Haroldson said the use is appropriate for the zoning and if there is any interior remodeling work, he needs to contact the Building Inspector.

Klink stated that anything Podd can do to improve the entrance is greatly appreciated.

A motion to approve the Plan of Operation and the Site Plan for EZ Dealers as requested was made by Morris/Siepmann. Motion carried.

Updated Plan of Operation for GD Holding – N76W30500 Hwy Vv – Request for a Second Sign on Hwy Vv – Requested by Lars Nielsen – MRTT0346-993 – Nielsen wants to add to the existing sign, have posts with flags representing countries they work with, they have a building permit for an outbuilding, pour a small concrete slab for the dumpster, and he would like to create a recreation area for his employees with a fence and turn the container on his site into a area for lunch and coverage from the rain with a pergola. The Planner had many comments and concerns regarding the container that remains, the metal beams and rods that are being stored outside, the materials used for the fence, plans for the pergola, the amount of open space, and access. There was discussion on the plans that are required for building permits and the materials that are planned to be used. Klink stated Nielsen would need to come back with detailed plans for the fencing and pergola. Chapman stated a lot of information is missing.

A motion to approve the updated plan of operation and the sign changes, with the fencing, the garden area and the pergola will be determined at a later date was made by Morris/Siepmann. Motion carried.

Request for Increased Building Height to 25' – Accessory Structure – N74W33760 Jensen Road – Requested by Mark Thompson – MRTT0359-994 – Thompson bought this 10-acre parcel with an existing structure that needs to be replaced. He is asking for 25' in height to have an adequate pitch on the roof. Haroldson said it meets the offsets, but the building exceeds the 5,000 sq. ft. maximum floor area ratio by 156 sq. ft. Haroldson stated he would need to get a special exception from the Board of Adjustments for the extra 156 sq. ft.

A motion to approve as proposed was made by Siepmann/Jensen. Motion carried.

Non-Conforming Use Zoning Updates & Changes – Chapter 17.28 – Haroldson said she borrowed parts of the non-conforming use section from other neighboring towns. There are still tweaks to be made if the Plan Commissioners have any suggestions, they should contact her.

A motion to approve subject to any recommendations and changes by the Planner was made by Jensen/Morris. Motion carried.

Planner Report:

- Pleasant View Road – Haroldson previously the Town Board approved an assessment amount but Attorney Chapman researched and found that can't be put in place until improvements are ready to take place. Chapman stated he plans to send a certified letter to each land owner informing them that at some time in the future this assessment could take place. and this will be recorded with the Register of Deeds.
- Deck in OCR Park – Haroldson stated the deck looks really nice and questioned what could be done to protect it. Someone will be creating a healing path. Klink suggested trail cams.
- Soccer Park – Haroldson stated they took care of the weeds on the path, but now they need someone to put more gravel on the path.

A motion to adjourn was made by Fleming/Morris. Motion carried. Meeting adjourned at 6:25 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk