



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org
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OFFICIAL MINUTES PLAN COMMISSION MEETING TUESDAY, SEPTEMBER 8, 2020 - 6:30 PM VIA TELECONFERENCE

Call to Order

President Duncan called the meeting to order at 6:30PM

Roll Call

Present: President Bill Duncan, Trustee Don Parker, Commissioners Marianne Klemke, Jess Haak, Maggie Gage and Alternate Commissioner Ralph Cincinelli.

Also Present: Village Administrator Jim Weiss, Zoning Administrator Bonnie Schaeffer and Clerk Jackie Pankau.

Excused: Commissioners Jane Pegel and Pat Watts.

Pledge of Allegiance

Minutes

Haak/Parker motion to approve Plan Commission Meeting Minutes of August 11, 2020.

Commissioner Klemke stated that she was listed twice in one of the votes and that one of them should be Pegel, not Klemke. Haak and Parker agreed with the correction to be a part of their motion. Unanimously carried.

Recommendation for Conditional Use Permit

Continue Public Hearing – All interested in this matter are invited to attend

APPLICANT: Don Cinkus (Owner)

TAX KEY: WOB 00012

STREET ADDRESS: 339 W. Geneva Street, Village of Williams Bay

The applicant requests a Conditional Use Permit per 18.1207, Conditional Use Permit, 18.120803.D(4) For residential uses, two access points serving the same street frontage may be approved as a conditional use to install a second driveway on Parkhurst Place.

Don Cinkus was present to speak in favor of his application and stated that he would like the second driveway to create more parking for his family and friends. Cinkus stated that the second driveway would match what many of his neighbors have done and it will look aesthetically pleasing. Commissioner Haak stated that he is concerned as to why the owner needs so much parking for a three bedroom home. Zoning Administrator Schaeffer reported that the requested driveway meets all of the guidelines and that the owner would still need to meet all of the Village Ordinances regarding parking boats and RVs on their property. Schaeffer also clarified that this particular driveway would need to be paved and cannot be gravel. Cinkus stated that he does not intend to leave a boat parked on his property for an extended period of time. Klemke stated that she would like the Village Board to look at the Ordinances and clarify these parking rules better.

Duncan/Klemke motion to approve the Conditional Use Permit as presented in the application. Roll Call Vote: Duncan, Gage, Klemke and Cincinelli – Aye; Parker and Haak – Nay. Motion passes.

President Duncan closed the Public Hearing at 6:48pm.

Recommendation for a Certificate of Compliance

APPLICANT: Bees Investments, LLC (Owner), Sunny Hommeland (Lessee)

TAX KEY: WOP 00007

STREET ADDRESS: 107 N. Walworth Ave, Suite B

Applicant is requesting a Certificate of Compliance per Section 18.211.B(2) “New occupancy and use of an existing building when the new use is of a different land use classification”.

Sunny Hommeland was present to speak in favor of her application and stated that she will be performing Ortho-Bionomy body work to relieve pain without being invasive. Zoning Administrator Schaeffer reported that currently the location is Commercial as a Café but now is going to house a Professional Practice and therefore needs this Certificate of Compliance. Schaeffer stated that it is likely this new occupancy will need less parking spaces than a café would have, so the Certificate is recommended.

Haak/Parker motion to approve the Certificate of Compliance per Section 18.211.B(2) “New occupancy and use of an existing building when the new use is of a different land use classification”. Unanimously carried.

It was noted that the Building Inspector would need to do a proper inspection before the Certificate is issued.

Adjournment

Klemke/Cincinelli motion to adjourn at 6:53pm. Unanimously carried.

/s/ Jackie Pankau, Village Clerk

These are not official minutes until approved by the Plan Commission