

Town Of Yorkville

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AGENDA

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, SEPTEMBER 21, 2015
6:00 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Minutes** – Approval of the August 24, 2015 Town Board meeting minutes
4. **Approval of Financial Reports**
5. **Approval of Town Invoices**
6. **Approval of Stormwater Invoices**
7. **New and Unfinished Business – Discussion and possible action on all of the following**
 - a. Request submitted by Sylvania Partners, LLC (on behalf of PJ Bros, LLC and Nathaniel Jameson) for occupancy approval for the property located at 1510 South Sylvania Avenue, Unit 210 (Parcel ID # 018-03-21-13-029-112) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of said unit at this address with warehousing and distribution space for an online retail business selling lithium ion batteries, e-cigarette components and fillers, and miscellaneous devices called “PJ Bros, LLC”
 - b. Request submitted by Storage Authority/MABKGPNB, LLC (with Andrew Hagen as agent) for site plan approval for the property located at 19031 Spring Street (CTH C) (Parcel ID # 018-03-21-20-020-001) in the B-3 (Commercial Service) Zoning District to allow the construction of two new self-service storage buildings to the east of the existing storage building on the north end of the property and for after-the-fact approval of an 88-foot by 160-foot (14,080 square foot) fenced-in outdoor storage area on the south end of the property, which was constructed prior to 2010 and was approved by Racine County in March 2015
 - c. **Public Hearing** – The Town Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by Oakes Transport, Inc. (with Dan Oakes as applicant) for the following for the property located at 2036 North Sylvania Avenue (Parcel ID # 018-03-21-01-024-000) in the B-3 (Commercial Service) Zoning District: amendment of the Land Use Map for the Town of Yorkville and the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 from Commercial to Industrial, rezoning of this 2.79-acre property from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District, and conditional use approval to allow the use of this property for storage of office modules and shipping containers
 - d. Resolution 2015-10 Recommending Approval of an Amendment to the Land Use Map for the Town of Yorkville and the Multi-Jurisdictional Comprehensive Plan for Racine County as it pertains to Tax Parcel ID # 018-03-21-01-024-000, located at 2036 North Sylvania Avenue (West Frontage Road), within the Town of Yorkville

- e. Ordinance 2015-07 Adopting an Amendment to the Land Use Map for the Town of Yorkville and the Multi-Jurisdictional Comprehensive Plan for Racine County as it pertains to Tax Parcel ID # 018-03-21-01-024-000, located at 2036 North Sylvania Avenue (West Frontage Road), within the Town of Yorkville
- f. Request submitted by Oakes Transport, Inc. (with Dan Oakes as applicant) for rezoning approval for the property located at 2036 North Sylvania Avenue (Parcel ID # 018-03-21-01-024-000) in the B-3 (Commercial Service) Zoning District to rezone this 2.79-acre property from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District
- g. Request submitted by Oakes Transport, Inc. (with Dan Oakes as applicant) for conditional use approval for the property located at 2036 North Sylvania Avenue (Parcel ID # 018-03-21-01-024-000) to allow the use of this property for storage of office modules and shipping containers
- h. Request made by Daniel Neider for a reduction of Irrevocable Standby Letter of Credit # 1512, currently in the amount of \$20,000.00, for asphaltting work in the Stonecrest Shores Subdivision
- i. Request made by Steve and Daniel Voge (on behalf of the Glenn and Jeanette Voge Trust) to subdivide the property located at 15005 Washington Avenue (STH 20) (Parcel ID # 018-03-21-11-027-000) via lot line adjustment
- j. Ordinance 2015-05 Amending Article III entitled Alcohol Beverages (Sections 14-81 through 14-170) of the Town of Yorkville Code of Ordinances
- k. Applications for 2015-2016 annual Operator Licenses submitted by the following (all applications may be approved by one motion or individually):
 - 1. Kimberly Parrett
 - 2. Rachel Smith
- l. Bids for the 58th Road Cross-Culvert Enhancement Project
- m. Rescheduling the October 26, 2015 Town Board meeting

8. Reports

- a. Code Enforcement Officer's Report – report on activities and issues
 - 1. 2222 53rd Drive
 - 2. 1932 51st Drive
- b. Building Inspector's Report – report on building permits issued and other activity
- c. Engineer's Report – report on activities and issues
- d. Yorkville Stormwater Utility District Report – report on activities and issues
- e. Clerk's Report – report on activities and issues
 - 1. Grandview Parkway road closed on Sunday, September 27, from 12:00 p.m. to 5:00 p.m.
 - 2. 58th Road bridge inspection results
 - 3. 15838 County Line Road (CTH KR) pond application
 - 4. 20614 Spring Street (CTH C) noise complaint

9. Other – Comments, questions and suggestions

10. Adjournment

Michael McKinney
 Clerk-Treasurer

Posted: September 17, 2015

A quorum of other elected or appointed bodies may be present at this meeting for informational purposes only. No action from those bodies will be taken at this meeting.

This building is handicap accessible. Requests from persons with disabilities who need assistance should be made to the Town Office, (262) 878-2123, with as much advance notice as possible.