

## MINUTES

**TOWN OF YORKVILLE  
JOINT TOWN BOARD/PLAN COMMISSION  
COMMUNITY ROOM (1<sup>ST</sup> FLOOR)  
UNION GROVE MUNICIPAL CENTER  
MONDAY, JANUARY 22, 2018**

### Call to Order

Town Board Chair Peter Hansen called the meeting to order at 6:00 p.m.

### Roll Call

The following Town Board members were present: Peter Hansen, Sherry Gruhn and Terrence McMahon. The following Plan Commission members were present: Peter Hansen, Sherry Gruhn, Gary Fink, Douglas Nelson, Barbara Geschke, Robbie Funk and Dan Maurice. Also present were Jim Fox, Morgan McCoy and Melissa Gallick representing Ne-Li LLC, Greg Reesman representing Reesman's Excavating & Grading, Yorkville Stormwater Utility District Commission Chair Stephen Nelson, Code Enforcement Officer Terrence O'Brien, Attorney Tim Pruitt, Clerk-Treasurer Michael McKinney and approximately 50 unidentified attendees.

### Approval of Minutes

***Motion (McMahon, Gruhn) to approve the January 8, 2018 joint Town Board/Plan Commission meeting minutes as presented, Motion Carried (MC).***

### Approval of Town Invoices

***Motion (Gruhn, McMahon) to approve payment of Town invoices as presented in the amount of \$53,627.64, MC.***

### Approval of Stormwater Invoices

Hansen noted that no Stormwater invoices were presented for payment.

***No formal action was taken by the Town Board on this agenda item.***

### New and Unfinished Business - Discussion and possible action on all of the following:

#### **Racine Water Utility District water diversion request update**

#### **Update on potential development affecting the Town of Yorkville**

Hansen stated that the Town would not be a party to the water diversion application with the Racine Water Utility District due to concerns about the cost of bringing water service to the Town. He recommended that the Town Board and Plan Commission indefinitely postpone action on Resolution No. 2018-03 and Ordinance No. 2018-01 since the Town would not participate in this diversion application and, as such, any change to the comprehensive plan land use map was no longer necessary.

***No formal action was taken by the Town Board on these agenda items.***

**Resolution No. 2018-03 Recommending approval of an amendment to the multi-jurisdictional comprehensive plan for Racine County as it pertains to the Town of Yorkville**

***Motion (Gruhn, Geschke) for the Plan Commission to indefinitely postpone action on Resolution No. 2018-03, MC.***

***Motion (McMahon, Gruhn) for the Town Board to indefinitely postpone action on Resolution No. 2018-03, MC.***

**Ordinance No. 2018-01 Adopting an amendment to the multi-jurisdictional comprehensive plan for Racine County as it pertains to the Town of Yorkville**

***Motion (Geschke, Maurice) for the Plan Commission to indefinitely postpone action on Ordinance No. 2018-01, MC.***

***Motion (McMahon, Gruhn) for the Town Board to indefinitely postpone action on Ordinance No. 2018-01, MC.***

**Request for reconsideration of the January 8, 2018 denial of the conditional use application submitted by Donald Buchanan and Mackenzie Bishop-Buchanan (with Melissa Gallick/Ne-Li LLC as applicant/agent) for conditional use approval for the property located at 15125 Washington Avenue (STH 20) (Parcel ID # 018-03-21-11-028-000) in the A-2 (General Farming and Residential II) Zoning District to permit occupancy of the existing residence and site with an animal hospital, with future plans including construction of a new animal hospital and utilization of the existing detached garage as an animal rehabilitation center**

Morgan McCoy and Melissa Gallick appeared before the Town Board and Plan Commission to discuss this agenda item. Gallick addressed concerns that originally arose at the time the request was denied on January 8, such as traffic impacts, conversion of a residential property to a commercial use, noise and light pollution, and biohazard disposal. She stated that this property would not need to be rezoned to accommodate this use. Pruitt recommended that the Town Board and Plan Commission reconsider their denial of this request at their February 12 meeting. He stated that recent changes in state law require municipalities to provide a rational basis for denying a conditional use application, adding that the denial cannot be based on citizen opposition alone.

***Motion (Geschke, Nelson) for the Plan Commission to reconsider their denial of this conditional use application and to revisit this application at their meeting on February 12, 2018, MC.***

***Motion (McMahon, Gruhn) for the Town Board to reconsider their denial of this conditional use application and to revisit this application at their meeting on February 12, 2018, MC.***

## **19031 Spring Street (CTH C) storm water management, storm sewer easement, storm basin easement, and access easement agreement**

Pruitt noted that, under this agreement, the property owner would be responsible for mowing, weed control and tree removal around this storm basin, while the Town would be responsible for storm basin algae control, erosion repair and silt removal.

***Motion (McMahon, Gruhn) to approve the 19031 Spring Street (CTH C) storm water management, storm sewer easement, storm basin easement, and access easement agreement as presented, MC.***

## **Westbrook Associated Engineers, Inc. proposal for 2018 bridge inspection services**

McKinney noted that Westbrook's 2018 bridge inspection proposal is for \$2,995.00 for five bridges.

***Motion (Gruhn, McMahon) to approve the proposal submitted by Westbrook Associated Engineers, Inc. for 2018 bridge inspection services as presented in the amount of \$2,995.00, MC.***

## **Location of the February 22, 2018 incorporation referendum public information meeting**

***Motion (McMahon, Hansen) to change the location of the February 22, 2018 incorporation referendum public information meeting to Yorkville Elementary School, 18621 Washington Avenue (STH 20), with a backup location of Union Grove Elementary School, 1745 Milldrum Street, MC.***

**Special event permit application submitted by Julie Minikowski on behalf of the Waterford FFA Alumni for the Waterford FFA Alumni Auction, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 8:00 a.m. to 6:00 p.m. on Friday, February 23, Saturday, February 24, and Sunday, February 25, 2018**

***Motion (McMahon, Gruhn) to grant a Special Event Permit to Julie Minikowski on behalf of the Waterford FFA Alumni for the Waterford FFA Alumni Auction, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 8:00 a.m. to 6:00 p.m. on Friday, February 23, Saturday, February 24, and Sunday, February 25, 2018, with no conditions, MC.***

## **Reports**

**Code Enforcement Officer's Report:** O'Brien reported to the Town Board on the following:

- That he received a complaint regarding piles of refuse along the road on Forest View Circle
- That he received a complaint regarding multiple vehicles being kept on the property located at 15838 County Line Road (CTH KR), adding that some of the vehicles have been removed
- That he received a complaint regarding refuse on the property located at 2705 South Colony Avenue (USH 45)

- That the property located at 18100 65<sup>th</sup> Court is being cleaned up

**Engineer's Report:** The Engineer was not present to provide his report to the Town Board.

**Yorkville Stormwater Utility District Report:** Nelson noted that he had no information to report to the Town Board.

**Clerk's Report:** McKinney reported to the Town Board on the following:

- That the Yorkville Elementary School District will have a referendum on the April 3 ballot
- That a replacement judge has not yet been identified for the joint Dover-Yorkville Municipal Court
- That the following requests will appear on the February 12 joint Town Board/Plan Commission meeting agenda:
  - Preliminary plat for seven existing parcels at the southeast corner of the North Colony Avenue (USH 45) and Washington Avenue (STH 20) roundabout
  - 15838 County Line Road (CTH KR) certified survey map application
  - 14520 Braun Road conditional use application - Greg Reesman discussed this application with the Town Board and Plan Commission, adding that he is having a report put together regarding the impacts of this proposed use on water quality and stormwater drainage

#### **Other – Comments, questions and suggestions**

Jim Fox thanked the Town Board and Plan Commission for their postponement of Resolution No. 2018-03 and Ordinance No. 2018-01.

#### **Adjournment**

***Motion (McMahon, Gruhn) to adjourn, MC.*** The meeting was adjourned at 6:48 p.m. The next scheduled Town Board meeting is Monday, February 12, 2018, at 6:00 p.m.

Michael McKinney  
*Clerk-Treasurer*