

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, December 1, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

President Schwab called the meeting to order at 7:00 p.m.

Members Present: Tr. Emmrich, Ryan Ganshow, Jon Molkentin, Dan Reik and Doug Wilcox

Excused Absent: Tr. Kruepke

Staff Present: Director of Inspections Collin Johnson, Administrator Jen Keller and Clerk Jilline Dobratz

2. Approval of Minutes for the Plan Commission Meeting of October 27, 2022

Motion by Doug Wilcox, second by Jon Molkentin to approve the Plan Commission minutes of October 27, 2022 as submitted.

Vote: 6 ayes, 0 nays. Motion carried.

3. Ordinance 22-17 – Annexation Request and Recommendation for Temporary R-1 Zoning – Parcel #T3_052200A – Just Neighbors 2, LLC

Motion by Pres. Schwab, second by Tr. Emmrich to recommend to the Village Board approval of Ordinance 22-17 annexing and assigning temporary R-1 Zoning to Parcel No. T3_052200A contingent upon the following:

1. Connection to Village water and sewer utilities shall occur within 90-days of recording of the annexation with the County Register of Deeds.
2. Submittal of a permanent zoning within 90-days of Village Board approval of the annexation.

Vote: 6 ayes, 0 nays. Motion carried.

4. Ordinance 22-18 – Amending Chapter 48 of the Zoning Code Regarding R-6 Zoning

Motion by Pres. Schwab, second by Doug Wilcox to recommend to the Village Board approval of Ordinance 22-18 amending section 48-142 of the Zoning Code.

Vote: 6 ayes, 0 nays. Motion carried.

5. Concept Plan – N168W20069 Main Street, Suite 2 – Studio 316 Creative

Director Johnson provided background information stating there is a mix use in the building of mostly retail businesses and the proposed use to include woodworking prompted concerns of dust and odors as the HVAC system serving the building is not isolated to each tenant space.

Owner Representative Nicki Derenne, 4059 Mary Lane, Cedarburg, explained further details of the submitted concept plan and uses. It was stated the applicant understood woodworking might not be a consistent use on the site. It was clarified that if the applicant is not seeking additional consideration from the Village Board regarding the woodworking use, and the concept is reduced to a general business use, it can potentially be approved administratively.

6. Citizens to Address the Plan Commission

None

7. Adjourn

Motion by Pres Schwab, second by Doug Wilcox to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk