

1. **Call to Order:** Dave Dillenburg called the meeting to order at 5:32 pm.

**Roll Call:** Bob Ross, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye. Peter Burkel and Rich Heidel are excused.

2. **Verify/Modify/Approve Agenda**

**Motion by** Bob Ross, **Second by** Tom Dennee to approve the Planning & Zoning Commission agenda as presented. All in favor. None opposed. Motion carried.

3. **Approval of Planning & Zoning Minutes: October 14, 2015 & October 28, 2015**

**Motion by** Bob Ross, **Second by** David Johnson to approve the October 28, 2015 minutes as presented. All in favor. None opposed. Motion carried.

October 14, 2015 minutes tabled to the next regularly scheduled meeting.

4. **Public Comment on Non-Agenda Items:** None

5. **Consider Conditional Use Permit for Sports Training Facility, 1220 Flight Way Dr, HB-335-2-2:**

The quarry conducted 4 blasting events in the third quarter of 2015. All were 72-foot bench heights. The seismograph readings for all 4 blasts indicated the resultant ground vibrations were well under the maximum thresholds as established by State of Wisconsin Administrative Code. The air pressure levels (noise) were well below the maximum 133 decibel threshold. Through the end of the third quarter, the quarry conducted fifteen blasting events. All were compliant with applicable vibration and air pressure limitations. No complaints regarding dust control were received through the third quarter.

6. **Consider Trout Creek Estates Preliminary Plat, HB-690:**

Proposed plat creating 13 single family parcels for HB-690. This is the former Nelson Sand Quarry on Trout Creek Rd. The lots are consistent with the R-2-R zoning. They would have conventional septic systems. Staff will review the plat and identify any recommendations or conditions for the next meeting.

7. **Consider Village Comprehensive Plan:**

In the past year, Village staff and committee members have engaged in a thorough review, analysis and vetting of the Comprehensive Plan. The plan requires a final review and recommendation prior to the Village Board giving consideration and taking action.

8. **Consider 2-Lot CSM, Flight Way Drive, HB-335-2-2:**

The Village owns parcel HB-335-2-2 fronting on Flight Way Drive. The CSM proposes two parcels and dedicates land for future public right-of-way. Lot 1 of this CSM is being prepared for sale to a prospective business owner for development planned for construction to commence yet this year. The land is zoned I1-Limited Industrial. Both proposed lots satisfy the zoning district standards.

**Motion by** Tom Dennee, **Second by** Jeff Ambrosius to approve the 2-lot CSM on Flight Way Drive, HB-335-2-2 as presented. All in favor. None opposed. Motion carried.

9. **Zoning Administrator's Report:**

A representative from Cobblestone Estates shared some concerns of the neighborhood and would like the Village to consider adopting some of their restrictive covenants into the Village Ordinance. Allyn will check with other communities.

Discussion of a future meeting with Northeast Asphalt regarding the Scheuring Road quarry operations.

10. **Meeting Adjournment:**

**Motion by** Bob Ross, **Second by** Dave Dillenburg to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 7:20 p.m.