

## PLANNING COMMISSION MEETING MINUTES - NOVEMBER 16, 2023 - 5:00PM

The meeting was called to order at 5:00 pm by chairperson Larry Shaffer.

**MEMBERS PRESENT:** Larry Shaffer, Lou Lundquist, Walt Mixon, Jenny Irvine, Phil Bontrager, & Christine Lundquist

**AGENDA:** The agenda was approved on a motion by Christine with support by Lou.

**MINUTES:** The minutes from September 13, 2023 were approved on a motion by Phil with support by Lou.

**PUBLIC COMMENT:** There was no public comment at this time.

**CONDITIONAL USE HEARING - CAPOGROSSA:** The public hearing was opened on a motion by Phil with support by Christine.

Dylan Capogrossa explained his desire to open a service station for the town on his property on Wilson Street. He indicated that he has outbuildings on the property where he would provide limited mechanical services. He indicated plans to provide the services near the back of the property to avoid eyesore issues for neighbors. He indicated that he would get all necessary licenses and would be diligent with safety measures, noting they are on well water. Mr. Capogrossa indicated he would likely provide services 3 to 4 hours a day, as he currently works at the garage in Seney and plans to continue to do so. Mechanical issues beyond the scope of his resources would likely be transferred to Seney.

Calvin McShane, Zoning Administrator, indicated that the district is not zoned for this use, but in 2020 a similar request was granted on Ellen Street. That 2020 request never became active. Christine indicated that she recalled at that time the applicant had provided evidence that all neighbors had agreed to the planned business.

Lee Burton indicated he lives on Wilson Street and is against the proposed business even though he likes and respects the family. He mentioned issues with the Voyager Motel on the other end of the Street that have upset neighbors and increased road problems. He indicated he would like to see Mr. Capogrossa partner with Al Larson on a garage for the community on property out on the highway.

Lee Beek indicated he lives across the street from the Capogrossa property and is concerned about increased traffic and potential negative affects on property values if the garage is allowed. Martha Greenwald and Wendy Lowe both expressed concern about affects on property value and believe it is not an appropriate spot for the business in a residential area. Pat Murphy, a neighbor, indicated she has no concerns about the planned garage. Cheryl Strangelace, a property owner on Wilson Street indicated she is against the request. Mike Beek, Sr indicated he thinks highly of Mr. Capogrossa and his skills, but is not in favor of the location. Rick Capogrossa noted that a previous owner had a hairdressing business on the property for many years and that the buildings had been used by a local contractor for storage of supplies and equipment. A letter received from Mari & Jon Crow, Wilson Street property owners was read which is not in favor of the auto repair facility.

Motion by Christine with support by Phil o close the public meeting. Motion carried.

Walt expressed concerns that the business might expand with no guarantees it would be moved. Christine noted that the Master Plan is trying to avoid having these kinds of businesses

opening in residential areas. She indicated that she believes Mr. Capogrossa would do his best to make things acceptable to neighbors, but if we approve this request, how would we deny future requests. Phil expressed similar concerns, saying the zoning ordinance does not allow for car repair garages to be permitted in R-1 districts even under a conditional use permit, and the conditional use permit allowed in the R-2 district in 2020 by the Planning Commission was a mistake and should not be repeated.

Calvin noted many conditional uses have been granted in the past. Phil noted current members were not around when those were granted and we cannot speak to past reasoning. Jenny indicated she has similar concerns to those expressed by Walt.

Lou noted that part of the Master Plan discussion was about creating opportunities for young families to move here. Martha Greenwald again noted this is a residential area.

Larry indicated he is not in favor of the request in the midst of the re-zoning plans in process and the current zoning not allowing the business. He encouraged Mr. Capogrossa to seek other properties on which to offer the services.

Motion by Christine with support by Jenny to approve the conditional use permit request. On a roll call vote of members, all members voted against the motion.

**OTHER:** Larry reviewed information on the Shoreline Resiliency Grant. He indicated he asked the report writer to provide us with a bullet list of items we should be doing and/or monitoring. Lou noted the Township is working with Eagle on issues with the old Coast Guard dock.

Larry noted a letter from neighbors of a large new home being built on the Coast Guard point. Christine noted that Master Plan discussions about limiting size/height of buildings in various areas that may need to be addressed in the zoning rules for the future. Calvin McShane noted that parcel size is an issue. Christine asked if Calvin could provide the Commission with more information in written form with examples and options for addressing them.

Christine noted correspondence received related to the former Northshore Lodge property. The Township attorney provided a legal position in writing to the Township indicating that the work going on by the new owners is legal/acceptable and given recent court precedence the new owners can fix it up to reopen the business. Calvin indicated that it will likely only come to the Planning Commission if they try to add to or change its use.

**PUBLIC COMMENT:** None

**ADJOURNMENT:** The meeting was adjourned on a motion by Phil with support by Jenny.