

MINUTES

Community Development Authority Meeting

October 11, 2018

Members Present: Sue Smith, Shaun O'Hearn, Stephanie Brassington, Toni Stolarik, Jerry Dietzel

Members Absent: Ken Brost, Peter Bloechl-Anderson

Staff Present: Pauline Boness, Matt Schuenke

1. Call to Order

Boness called the meeting to order at 5:30 p.m. and announced a temporary chair would need to be appointed. Smith moved to appoint O'Hearn as temporary chair, seconded by Brassington. Motion carried by unanimous vote.

2. Public Appearances – none

3. Business

- a. Review and possible recommendation to the Plan Commission on a request by Don Goblen for a Temporary Conditional Use Permit (CUP) to allow a utility contractor to temporarily occupy 4314 Triangle Street as a storage/staging area for materials and equipment. Property is in TID #3.

Boness highlighted Mr. Goblen's latest plans which identify the fence location, height, fence slates, landscaping of trees as well as a tree planting species and height at the time of planting. Pictures of similar projects in the area submitted by Mr. Goblen were distributed.

O'Hearn indicated he would like to see a temporary fence similar to what is used at construction sites. O'Hearn was concerned about future outside storage that might be in violation of the code. Schuenke highlighted various uses allowed as permitted or conditional in the MIC zoning district. Boness explained how our code addresses outdoor storage as an accessory use vs. outdoor storage as a primary use. The code does not accommodate outdoor storage companies as a primary use.

Smith felt having a fence with landscaping was an improvement over existing conditions.

Boness indicated if not for the CUP process as it relates to utility uses and the type of activity taking place on the property, Mr. Goblen as a commercial property owner, could

apply for a fence permit solely through the building inspector. Bones indicated the Village Attorney did reaffirm past legal opinions regarding hypotheticals and how speculation about possible future ordinance violations cannot be used as a basis to take action on items presently before a Village reviewing body.

Goben indicated once TDS has vacated the site, he has no plans for the site as far as open outdoor storage. He would like to replace the exterior steel panels on the building to make the property more aesthetically pleasing. Goben indicated he doesn't believe TDS will extend their time in McFarland much into the winter months as the ground will be freezing.

Boness indicated Mr. Goben is still open to redeveloping the site. He is aware of the Village's interest in seeing redevelopment along the mid to north stretch of Triangle Street.

Dietzel questioned whether barbwire was necessary. Goben explained he has problems with trespassing on his property especially toward the rear property line. He believes there is drug dealing going on behind his building. Goben believes the fence is a good preventative measure to stop individuals from thinking his property is a good spot to evade from being seen. Since TDS has parked some of their materials at the Triangle site, damage has taken place.

In response to a few questions, Goben indicated the fence posts will be set into concrete. Boness indicated a fence will also have to meet the requirements in our fence code.

Goben reiterated he would be willing to work with the Village if it desires to embark on a redevelopment project. Brassington felt she would like to see additional improvements in the future. Smith sees this project as an enhancement for the near term.

Responding to a question from Dietzel, Boness indicated if the property is being used for a use that is not permitted it is a violation and will be processed as such.

Motion by Smith to approve a temporary CUP request by Don Goben to allow a utility contractor to store/stage material and equipment at 4313 Triangle Street as proposed by Don Goben. Seconded by Dietzel. Motion carried 4 – 1 with O'Hearn voting against.

4. Adjournment.

Motion by Brassington, seconded by Smith to adjourn. Motion carried. Meeting adjourned at 6:15 p.m.

Submitted by:
Pauline Boness
Community Development Director