

**MINUTES OF THE PLAN COMMISSION MEETING  
VILLAGE OF OOSTBURG  
OOSTBURG MUNICIPAL OFFICE, 1140 MINNESOTA AVENUE  
TUESDAY, SEPTEMBER 1, 2015**

Chairman Wrubbel called the meeting to order at 6:00 P.M. and opened the public hearing on the application from CLR Properties LLC to rezone the property located at 39 County Road AA from R-1 (Residential) to BPD (Business Park District) (59165-71918) and to amend the business park zoning regulations by deleting GG4(I) from the Business Park District Uses, Requirements and Standards, to allow for new and used car and truck sales on lots located adjacent to and having frontage on Center Avenue right-of-way (County Road AA).

Commission members present: Ronald Joose, Brian Hilbelink, Jack Hoffmann, Neil Vander Ploeg, David Nyenhuis, Brian Schumacher and Chairman Allen Wrubbel.

Also present: Clerk Jill E. Ludens, Ronald Dalton of GAI Consultants, Kyle Karsteadt of Abacus Architects, Carl Roethel, Linda Roethel, Aaron Roethel, Glenn Wynveen, Steve Eggebeen and Audrey Damrow.

The Clerk certified that the public hearing and meeting notice and agenda had been posted in compliance with the Open Meetings Law on August 18, 2015. The notice was also published in the Lakeshore Weekly on August 20, 2015 and August 27, 2015.

A motion to approve the agenda was made by Commissioner Hilbelink and seconded by Commissioner Joose. Motion carried.

Carl Roethel addressed the meeting regarding his application. Following Mr. Roethel's presentation, the commission heard input from Mrs. Damrow and plan commission members.

Commissioner Vander Ploeg made a motion to close the public hearing, which was seconded by Commissioner Hilbelink, at 6:45 P.M. Motion carried.

Commissioner Hilbelink made a motion to recommend to the Village Board that it approve the application of CLR Properties LLC to rezone the property located at 39 County Road AA from R-1 (Residential) to BPD (Business Park District) (59165-71918). Commissioner Nyenhuis seconded the motion. Upon a call of the roll, all members voted in favor of the motion. Motion carried.

Commissioner Schumacher made a motion to recommend to the Village Board that it amend the zoning ordinances to allow new and used car and truck sales on lots located adjacent to and having frontage on Center Avenue right-of-way (County Road AA), including lots with 66' wide access easements rights to Center Avenue. Commissioner Hilbelink seconded the motion. Following discussion of the motion by the commission members, Chairman Wrubbel called for a roll call vote. Commissioners Hilbelink, Hoffmann, Nyenhuis, Schumacher and

Vander Ploeg voted in favor of the motion. Commissioner Joesse voted against it. Motion carried.

Kyle Karsteadt addressed the commission regarding the plans submitted for the 18,380 building addition to the Viking Masek Global Packaging Technologies facility. Ronald Dalton addressed the commission and offered his verbal and written opinion regarding approval of the Site Plans.

Commissioner Hoffmann made a motion to recommend to the Village Board that it approve the Site Plan of Viking Masek Global Packaging Technologies for the building addition contingent upon compliance with the recommendations of GAI Consultants and subject to the engineer's approval of the subsequent submissions. Commissioner Vander Ploeg seconded the motion. Motion carried.

The Plan Commission reviewed the proposed timetable regarding Tax Incremental District No. 2 Distressed Project Plan Amendment. Commissioner Hoffmann moved to call for a public hearing. Commissioner Hilbelink seconded the motion. Motion carried.

Motion to adjourn was made by Commissioner Nyenhuis and seconded by Commissioner Hilbelink at 7:15 P.M. Motion carried.

Respectfully submitted,

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Jill E. Ludens  
Clerk/Treasurer