

**MINUTES OF THE PLAN COMMISSION MEETING  
VILLAGE OF OOSTBURG  
OOSTBURG MUNICIPAL OFFICE, 1140 MINNESOTA AVENUE  
MONDAY, MAY 2, 2016**

Chairman Wrubbel called the meeting to order at 6:00 P.M. and opened the public hearing on the application from Jeffrey Duenk and CLR Properties LLC to amend the business park zoning regulations to allow for indoor sport shooting ranges with a conditional use permit and to allow for automobile repair shops on lots with 66' wide access easement rights to Center Avenue with a conditional use permit; the application for a Conditional Use Permit from Jeffrey Duenk to construct an indoor sport shooting range with class room and office space at the west corner of County Road AA and North Business Park Drive; and the application of Carlton Automotive to construct an auto, truck, trailer and equipment repair and sales facility at 39 Center Avenue.

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

Also present: Clerk Jill E. Ludens, Ronald Dalton of Cedar Corporation, Atty. Michael J. Bauer, Jeffrey Duenk, Bob Poch from Keller Architects, Jonathan Ingalls from Action Target, Carl Roethel, Linda Roethel, Aaron Roethel, Caitlin Roethel, Russ Margenau, Augie Margenau, Dean DeBlaey, Jason Bohlman, Zella Wilterdink, Dale Wilterdink, Jeff Bohlman, Steve Eggebeen, Glenn Wynveen and Peter Scheppmann.

The Clerk certified that the public hearing and meeting notice and agenda had been posted in compliance with the Open Meetings Law on April 20, 2016. The notice was also published in the Lakeshore Weekly on April 21, 2016 and April 28, 2016. The notice was also forwarded to all neighbors within 200 feet of the properties.

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

Jeffrey Duenk addressed the meeting regarding his application for a conditional use permit. Bob Poch from Keller Architects gave an explanation of the building plans and Jonathan Ingalls gave an explanation of Action Target.

Carl Roethel addressed the meeting regarding his application for a conditional use permit.

The commission heard input from interested attendees, the village attorney and the village engineer.

Commissioner Vander Ploeg made a motion to close the public hearing at 6:30 PM, which was seconded by Commissioner Hilbelink. Motion carried.

Commissioner Hilbelink made a motion to recommend to the Village Board that it amend the zoning ordinances to allow for indoor sport shooting ranges with a conditional use permit and to allow for automobile repair shops on lots with 66' wide access easements rights to Center Avenue with a conditional use permit. Commissioner Schumacher seconded the motion. Following discussion of the motion by the commission members, Chairman Wrubbel called for a roll call vote. All commissioners voted in favor of the motion. Motion carried.

Commissioner Vander Ploeg made a motion to recommend to the Village Board that it approve the application of Jeffrey Duenk for a conditional use permit to construct an indoor shooting range with class room and office space at the west former of County Road AA and North Business Park Drive (24 N Business Park Drive). Commissioner Nyenhuis seconded the motion. Upon a call of the roll, all members voted in favor of the motion. Motion carried.

Commissioner Hilbelink moved to recommend to the Village Board that it approve the preliminary site plan of Jeffrey Duenk for the indoor shooting range contingent upon the engineer's

approval of the subsequent submissions. Commissioner DeTroye seconded the motion. Upon a call of the roll, all members voted in favor of the motion. Motion carried.

Commissioner Hilbelink moved to recommend to the Village Board that it approve the certified survey map in the form submitted to the meeting. Commissioner Schumacher seconded the motion. Upon a call of the roll, all members voted in favor of the motion. Motion carried.

Commissioner Hilbelink made a motion to recommend to the Village Board that it approve the application of CLR Properties for a conditional use permit to construct an auto, truck, trailer and equipment repair and sales shop at 39 Center Avenue with the following contingencies:

The primary area for outdoor retail sales of vehicles and trailers shall be located east of the automobile sales and service building. Not less than 75% of the vehicles parked in the primary outdoor retail sales area shall be automobiles, trucks, or trailers for sale. All vehicles and trailers displayed or parked in the primary outdoor retail sales area shall be capable of legal operation upon public highways.

CLR Properties shall construct and maintain, including ice and snow removal, at its sole cost, a private asphalt driveway for ingress and egress from Center Avenue (CTH AA) to the applicant's property. A portion of the driveway is located within Village of Oostburg right-of-way and a portion of the driveway is located on a 66' access easement. One monument sign may be constructed and maintained by the applicant in the Village right-of-way at or near the entrance of the private access driveway from Center Avenue (CTH AA). The sign shall not be located closer to the improved portion of Center Avenue (AA) than the location of the Village of Oostburg Business Park monument sign. The design, construction, and location of the driveway and the monument sign is subject to Village Engineer review and approval.

The Conditional Use Permit (CUP) shall continue in full force and effect so long as the applicant and its successors and assigns operate and maintain the property in compliance with terms of this CUP and all applicable ordinances, policies, and rules of the Village of Oostburg. Any change or expansion of the land use of the property shall require either an amendment to this CUP, or a new CUP, or such other approvals deemed necessary by the Village Board of the Village of Oostburg.

Commissioner Nyenhuis seconded the motion. Upon a call of the roll, all members voted in favor of the motion. Motion carried.

Commissioner DeTroye moved to recommend to the Village Board that it approve the preliminary site plan of CLR Properties/Carlton Automobile for the auto, truck, trailer and equipment repair and sale shop at 39 Center Avenue contingent upon approval by the village engineer of subsequent submissions. Commissioner Schumacher seconded the motion. Upon a call of the roll, all members voted in favor of the motion. Motion carried.

Motion to adjourn was made by Commissioner Vander Ploeg and seconded by Commissioner Hoffmann at 7:05 P.M. Motion carried.

Respectfully submitted,

Jill E. Ludens  
Clerk/Treasurer