

VILLAGE OF HARRISON
Plan Commission Meeting Minutes
April 23, 2024

A meeting of the Plan Commission was called to order at 6:00pm at the W5298 State Hwy 114 Menasha, WI 54952 on Tuesday, April 23, 2024. After the Pledge of Allegiance was recited, roll call was taken.

3. Roll Call of Plan Commission

Present: President Allison Blackmer, Darlene Bartlein, Dennis Reed, Scott Chicoine, Bob Mayfield, and Chad Weyenberg.

Absent: Mark Van Hefty (excused)

Staff: Assistant Village Manager Chad Pelishek, Assistant Planner Josh Sherman, and Clerk Vicki Tessen.

Others Present (in audience): Village Trustees Baldwin, Brantmeier, Handschke, and Lancaster, Village Manager Matt Heiser, Fire Chief Jarred Gerl, Lt. Joe Tenor, Attorney Andrew Michiletti, Time-Villager Reporter Judy Hebbe, and 17 members of the public.

4. Public Comments

No comments were made.

5. Corrections and Approvals of the Previous Meeting Minutes

MOTION: Chicoine/Weyenberg to approve the Minutes from March 19, 2024, as printed and circulated.

Motion passed 6-0

6. Convene Meeting and Enter Public Hearing

- a) Conditional Use Permit – Crossroad Development, LLC – parcels 40386 & 40378 – Hwy 55

MOTION: Mayfield/Bartlein to convene the Regular Meeting and Open the Public Hearing at 6:02 pm.

Motion passed unanimously by Roll Call vote

The following spoke during the Public Hearing:

1. Matt Gehl, W4275 Harrison Road, Representative for Crossroad Development, LLC - in favor of conditional use permit.
2. Troy Schneider, Representative for Lehrer Family - opposes conditional use permit as written.
3. Adam Whitcomb, 620 S. Arlington St. - opposes condition use permit.

7. Close Public Hearing and Reconvene Regular Meeting

MOTION: Bartlein/Weyenberg to close the Public Hearing and reconvene the Regular Meeting.

Motion passed 6-0

8. New Business for Discussion, Consideration, and/or Action

- a) Conditional Use Permit – Crossroad Development, LLC – parcels 40386 & 40378 – Hwy 55

MOTION: Chicoine/Weyenberg to amend the Crossroads conditional use permit by adding a condition that no additional offsite material or soil can be brought in, stored, or processed at this site.

Motion passed 5-1(Bartlein opposed)

MOTION: Chicoine/Mayfield to recommend for approval the Conditional Use Permit for Crossroad Development LLC with two additional conditions (#8 and 9):

- 1. All provisions of Section 117-131 – Resource Extraction of the zoning ordinance relating to resource extraction shall be met.*
- 2. All Local, State, and Federal regulations shall be met.*
- 3. No refining (pulverizing, shredding, etc.) shall occur during winds speeds greater than 10 mph.*
- 4. Shredder/pulverizing operations to be at least 500-feet from Hwy 55 property lines.*
- 5. All refining (pulverizing, shredding, etc.) shall cease on or before November 15, 2024*
- 6. Hours of operation shall be Monday-Friday 7:00am-5:00pm. No refining (pulverizing, shredding, etc.) shall occur on Saturdays or Sundays. The only activity to occur on Saturdays is for material to be hauled off site. The Plan Commission may approve different hours of operation upon request and review.*
- 7. The developer shall acknowledge the conditions of approval and agree to abide by all conditions. Failure to abide by conditions may be cause for revocation of Conditional Use Permit.*
- 8. No additional offsite soil and material can be brought in, stored, or processed at this site.*
- 9. Any violation of the conditions will result in voiding of the conditional use permit.*

Motion passed 6-0

- b) Zoning Permit Report
The reports and permits are on file at Village Hall.

9. Set Next Meeting Date

May 21, 2024 at 6:00pm.

10. Adjournment

MOTION: Bartlein/Weyenberg to adjourn at 6:36 pm.

Motion passed 6-0

Minutes Submitted by: Vicki Tessen, Clerk

Minutes Approved: May 21, 2024