

**TOWN OF FREDONIA
PLAN COMMISSION MEETING MINUTES**

September 2, 2009 Meeting

A meeting of the Plan Commission of the Town of Fredonia was held on Wednesday, September 2, 2009 in the Town Hall, 242 Fredonia Avenue. Chairman Mueller called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Present: Richard Mueller (chairman)
Members: Tom Armstrong, Brian Huiras, Chris Janik, Robert Lederer, Doug Winquist
Secretary: Dave Gorton
Absent: Bill Koeppen

This meeting was held in compliance with the Open Meeting Law. Copies of the agenda were posted in at least three public places in the Town, on the Town Web site and e-mailed to the Sounder, Ozaukee Press and Milwaukee Journal Sentinel.

Minutes: Plan Commission meeting minutes of August 5, 2009 were reviewed. **Motion:** to approve minutes by Winquist; second Huiras; carried.

Public Comments: Winquist reported the Board of Appeals allowed the 5 inch encroachment into the property set back for the Cedar Valley Cheese store expansion. Co. Supervisor Rose Leider provided copies of the Ozaukee Economic Development Commission newsletter.

Sign Permit: Fredonia Veterinary Clinic application for a sign was review. Karen Seco presented a picture indicating where the existing sign is now sited and explained they would like to use the same location for the new sign. The location does project approximately three (3) feet into the road right-of-way (ROW). However, the new sign is larger and would extend farther into the ROW. Several ideas and alternatives were discussed which included the fact that the existing sign is "grandfathered" into its present location. Motion by Lederer; second Huiras: to allow a replacement sign to be located in the grandfathered location of the existing sign with no additional encroachment into the ROW; carried.

Sign Permit: El Diamante's presented a plan for two (2) signs. One would be on the side of the restaurant (the Firehall) and the other to be a large sign on the south side of HWY A to the west of HWY H and east of Park Avenue. The Board discussed the zoning for the HWY A sign (residential R-2), the sign restrictions which include a maximum size of 4 feet by 4 feet. Motion by Mueller; second Lederer: to allow sign on the side of the building because it is zoned Business (B-2) but to not allow sign on HWY A since it is too large for residential zoning; carried.

Home Business Follow Up: Based on last month's discussion of home businesses, Lederer reported on his review of home businesses in separate buildings from the home. He noted that a building separate from the home itself, being used for a business and employing even one (1) employee must be constructed according to the Commercial Building Code. The Commercial Building Code is much different than the Residential Uniform Building Code. Lederer indicated the Town should adopt ordinances which reflect this.

Adjourn: Motion: to adjourn by Winquist; second Armstrong; carried. Meeting adjourned at 8:15 p.m.

Dave Gorton
Secretary
(approved 10/7/09)