

Village of Brooklyn

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PLANNING AND ZONING COMMISSION MEETING MINUTES August 25, 2014

The meeting of the Planning and Zoning commission of the Village of Brooklyn was called to order in the Brooklyn Village Hall at 6:41pm by Chairperson Nadine Walsten. Commissioners present were Tom Schmidt, Dorothy Frandy, John McNaughton and Dale Arndt. Nissin Rodriguez has resigned. Also present was Deputy Clerk Kim Brewer and Matt Goble.

Minutes: Motion by Arndt/Frandy to approve the minutes from 7/28/14. Motion carried with McNaughton abstaining.

Monthly Building Inspection report: Monthly building inspection was reviewed with no comments.

Conditional Use Permit Request from Matt Goble – 114 Hotel St: Matt Goble was present to discuss his plans to operate a small woodworking business at 114 Hotel St. The property is currently owned by Sandra Mortensen but he is in the process of purchasing it. He is interested in this property because it is close to home, it is affordable, and the building is solid with great potential with a little “fixing-up” on the inside. Goble proceeded to talk about the operation of his business. As for traffic, it is just a small shop and there would not be a lot of foot traffic coming in, he mostly goes to other people’s homes. The only thing that he would like to change on the exterior would be the front door, including a larger viewing window. The subject of noise was discussed. Goble indicated that he took a noise testing machine to various parts of town and his business, even while operating his loudest piece of machinery, would be within the Village’s acceptable limits. As for the interior of the building, nothing would be done in the upstairs for now – just used for storage. There will be an interior HEPA system for dust collection (doesn’t blow dust out of building). His finishes are HAPS free and he is working towards going with all water based finishes. His spray booth catches about 95% of finish. The finish virtually has no smell. His gross sales right now are at around 80-100k per year. Hours of operation would be not before 7:00am and not after 7:00pm. The wood scraps are recycled and the saw dust and shavings go to a local farmer. About once a month there is a delivery from a flat bed truck. He would use a small outside area to store scrap wood until it gets hauled away. He is using a 14 X 7ft trailer for this right now. Question arose again in regards to fumes. Goble says there is an open faced spray booth with large fan exhaust through roof in center of building. Last year, only about ½ gallon of finish was “lost”. There is dust filtration and venting as well. Walsten brought up the alley issue and how it needs to be possibly paved in the near future. The consensus with the Commission was that they would like Mr. Goble to return for a special meeting on September 15 to set the specific criteria for the CUP. **Motion:** Schmidt/McNaughton to set special meeting date for September 15. Motion carried. **Motion:** Frandy/Schmidt to set Public Hearing date for the Conditional Use Permit request for September 22. Motion carried.

ETJ Preliminary Minor Land Division Application, Town of Union – Holt Rd: **Motion:** Frandy/McNaughton to approve the ETJ Preliminary Minor Land division application request for Town of

Union – Holt Road. Motion carried.). This basically turns ownership of “Teresa Lane” over to the Town of Union by adding 10 ft on both sides of the road.

Village Board Public Hearing – Ch. 48-552(4) and 48-553(3): This was informational purposes only. There were some minor changes that needed to be made to our “non-conforming uses and structures” section of our ordinance. **Motion:** McNaughton/Frandy to pass this along to the Village Board for approval. Motion carried.

Proposed revisions to Industrial Zoning language: The proposed revisions were brought back from the last meeting. Walsten will however bring to EDC Committee for their input.

Update on Dollar General Lighting: Walsten has sent an email to our Zoning Administrator, Rob Roth. There doesn't appear to be any improvements in the lighting situation as of yet. No word from Dollar General yet either.

Motion: McNaughton/Schmidt to adjourn at 7:55pm. Motion carried.