

MINUTES
PLANNING COMMISSION

City of Niagara
Monday, April 29, 2024
5:00 P.M.
Niagara City Hall
1029 Roosevelt Road
Niagara, WI 54151

The meeting was called to order at 5:00 p.m. by Mayor and Commission Member Joe Johnston. Other members present: Phil Westrich, Roger Allen, Tracy Daun, Bruce Redmond, Dwight Pataconi, Public Works Coordinator Jim Stachowicz (who is also a voting member of the Commission) and Administrator/Clerk/Treasurer Audrey Fredrick.

Also present: Julie Neuens, Nathan Pollock, Craig Baumler, Laura Baumler, Mark Sanicki, Dante Stachowicz

Administrator Fredrick affirmed that the Notice of Public Hearing was posted twice in the Borderland Journal on April 18 and April 25, 2024. In addition, it was posted at Nicolet National Bank and Forward Financial Credit Union in Niagara, as well as at City Hall. Also, notice of the hearing was sent to property owners within 200 feet of the proposed projects.

A variance request from Jacob and Julie Neuens, 500 Johnson Street, Tax Parcel 261-00068.008 to construct a 1,200 square foot garage for personal use on their property was approved on a motion by Member Westrich and a second by Member Pataconi. A roll call vote was taken with all voting "AYE" Motion carried.

Member Allen moved to approve a conditional use permit to Triple P Storage, 677 Coolidge Avenue, Tax Parcel 261-01526.000 for the addition of up to three additional storage units. Member Westrich seconded the motion. A roll call vote was taken with all voting "AYE" Motion carried.

Craig and Laura Baumler, owners of Elite Limousine, made a request to purchase Industrial Park Plat #3, Tax Parcel 261-01521.002 for the purpose of constructing a bus garage and office complex for their business. Adjacent property owner Mark Sanicki expressed concern over the size of the lot in reference to lack of ability to turn the busses around, a gravel driveway creating dust that would impact his property and bus lights shining on his property in late evenings. After discussion, a motion was made by Member Redmond to investigate the feasibility of utilizing Industrial Park Plat #7, Tax Parcel 261-01525.001 for the business. Member Pataconi seconded the motion, with no further action taken on this item until the Planning Commission reconvenes.

A meeting to reconvene for discussion of the Elite Limousine request will be set for Wednesday, May 15, 2024 at 5:30 p.m.

There being no further business, a motion was made by Member Westrich and seconded by Member Stachowicz to adjourn. Motion carried.

The actions of this meeting will be presented to the City Council for acknowledgement at the May 22, 2024 meeting.

The meeting was adjourned at 5:29 p.m.