

**City of Phillips**  
Phillips Planning Commission  
Municipal Building  
Tuesday September 8<sup>th</sup>,2020  
5:00 PM

Committee members: Charles Peterson - Chair, Laura Tomaszewski, Joe Perkins, Ted Kempkes, David Scholz, Patricia Zeitner, and Scott Holoubek.  
Clerk/Treasurer: Shelby Prochnow

This meeting is held in compliance with Wisconsin's Open Meeting Law, S.S. Chapter 19.81 –19.98, Subchapter V. As such it is open to the public.

This meeting may constitute a quorum of the Common Council, or other city committees.

1. Call to order
2. Certification of compliance with Open Meeting Law.
3. Roll call: Charles Peterson \_\_\_\_\_, Joe Perkins\_\_\_\_\_, David Scholz\_\_\_\_\_, Ted Kempkes\_\_\_\_\_, Laura Tomaszewski\_\_\_\_\_, Patricia Zeitner \_\_\_\_\_ and Scott Holoubek \_\_\_\_\_.
4. Motion to approve the minutes from the August 25<sup>th</sup>, 2020 Planning Commission Meeting.
5. Motion to approve the minutes from the September 1<sup>st</sup>, 2020 Planning Commission Meeting.
6. Discussion/Action regarding conditional use permit request by Price County Mini Storage  
Address: Tax ID 25163: PHILLIPS LOT 12 BLK 24  
Purpose: Request a conditional use permit to construct a 44'X130' building for self-storage units. The building will consist of 10'X24' units and 10'X10' units.
7. Motion to recommend to the Common Council to allow/deny the request of the Price County Mini Storage for a conditional use permit to construct a self-storage unit building at PHILLIPS LOT 12 BLK 24
8. Adjournment.

## Meeting Minutes

Phillips Planning Commission

September 8<sup>th</sup>, 2020

Charles Peterson opened the meeting of the Phillips Planning Commission @ 5:00pm

Present: Charles Peterson, Joe Perkins, David Scholz, Ted Kempkes, Laura

Tomaszewski, Patricia Zeitner, Scott Holoubek, and Shelby Prochnow.

Others present: Richard Heitkemper, Gail Huycke, Joe Huycke, Jeff Williams, Paul Precour, and John Klimowski.

4. Tomaszewski/ Zeitner moved to approve the minutes from the August 25th, 2020 Planning Commission Meeting. Carried


5. Zeitner/ Tomaszewski moved to approve the minutes from the September 1st, 2020 Planning Commission Meeting. Carried

### 6. Discussion/Action regarding conditional use permit request by Price County Mini Storage

The Committee discussed the issue of the rainwater and it was determined that a lot of the rain water on the Price Co Mini Storage property is created from run-off from Linden street not going into the catch basins and then running back across the property. The Huycke's would like to see a retaining wall and gutters put up on the new building as well as have the property surveyed to clearly depict the lot lines. Heitkemper stated he would not put up rain gutters because he did not feel as though that rain water would be an issue to the Huycke's adjoining property and would not put in a retaining wall due to insurance liability of people backing up to get into the units and also would not pay for a survey. It was pointed out by the Committee that there is clearly an issue with the rainwater due to the amount of erosion on the back of lot 12, the proposed building lot, and something needs to be done to correct it. The idea of a rainwater garden was brought up by the Committee but Heitkemper did not feel that was feasible as he needs the space up to the lot line for the vehicles to use. Paul Precour was in attendance to speak on behalf of the Mini Storage group and felt as though any time an issue has come up; the group has been reasonable to deal with and that they have always maintained their properties. Perkins stated that he felt the main contingency everyone is looking for is to work out a main ditch that would go through the property and if both parties can agree to that then we could approve the permit or if they can't come to an agreeance then it would need to be denied. Huycke's agreed that they felt a drainage ditch of some sort would help if it looks nice. Heitkemper agreed he would put in a French drain, which is a 24-30" wide ditch lined with stone. Huycke's also wanted the grass to be put in so that it'll look nice and be mowed.

7. Holoubek/ Perkins moved to recommend to the Common Council to allow the request of the Price County Mini Storage for a conditional use permit to construct a self-storage unit building at PHILLIPS LOT 12 BLK 24 contingent upon the City lowering the catch basin on Linden Street and providing the stones for the Price Co Mini Storage group to construct a 24-30" French drain that will run the length of the property and landscape the rest of the north 10' of the property with mowable grass. Roll Call: Perkins – aye, Scholz – aye, Kempkes – aye, Tomaszewski – aye, Zeitner – aye, Holoubek – aye. Motion Carried.

### 8. Meeting Adjourned. 5:54pm

  
Shelby Prochnow  
City Clerk-Treasurer