

**MINUTES  
PLANNING COMMISSION MEETING  
FEBRUARY 27, 2020**

The meeting was called to order at 6:31 p.m.

Present: Blin, Denn, Flann, Kotilinek, Loes; Town Board Liaison: Ruzek; Planner: Riedesel

Absent: Artner, Swisher with notice.

**APPROVAL OF AGENDA (Additions/Deletions):** Kotilinek motioned to approve the agenda as submitted. Blin seconded. Ayes all.

**APPROVAL OF MINUTES OF JANUARY 23, 2020:** Loes moved to approve the minutes of January 23, 2020. Kotilinek seconded. Ayes: Denn, Kotilinek, Loes, Abstention: Blin, Flann.

**DAN LABORE, 5660 PORTLAND AVENUE – REQUEST FOR A MINOR SUBDIVISION:** The Town Planner reported that Dan LaBore applied for a minor subdivision to split his property at 5660 Portland Avenue in two. Parcel A is vacant and is proposed to be 105 feet wide and 30,450 square feet in area. Parcel B includes the house and is proposed to be 125.56 feet wide and 36,698 square feet in area. It was noted that this property has only been assessed once for sewer and water and so upon future purchase of home, a second hookup will need to be purchased. A lot split will also require a Park Dedication Fee of \$3,500.00.

Dan LaBore was present to discuss the property and showed the plot on a surveyor's sheet. It was noted that he may sell the property as a whole, and if that is the case, the request for the subdivision will be dropped. He just wanted to make sure the purchaser had the option for a second lot.

There was some discussion over the driveway, as Portland is a busy road. In Parcel B with the home, that driveway has enough room to turn around so one can drive out instead of back out. There was discussion over making this a requirement or suggestion for Parcel A. It was the consensus that a recommendation is sufficient.

Flann motioned to approve the request for a minor subdivision. Loes seconded. Ayes all.

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**CUB FOODS TEMPORARY GREENHOUSE – REQUEST FOR RENEWAL OF A PERMITTED USE STANDARDS PERMIT TO ALLOW A TEMPORARY GREENHOUSE @ 1059 MEADOWLANDS DRIVE:** The Town Planner reviewed this agenda item with the Board. The original Permitted Use Standards Permit requested by Cub Foods for this temporary greenhouse was in 2014. At that time, the Town Board approved the permit for 1 year. In 2015, the Town Board approved the permit for 5 years as there were no complaints and everything went well. An overhead view of the property is shown in the packet. It was noted that this is the preferred spot for the greenhouse because of the access to water.

The greenhouse takes up parking, but it was noted that it hasn't been a problem in the past. There was some discussion of other stores and their greenhouses and signage. It was corrected that the hours are 8 a.m. to 8 p.m., though in the packet it says 9 a.m. in the memorandum.

Blin moved to approve the Permitted Use Standards Permit. Loes seconded. Ayes all.

**ADDED AGENDA ITEMS:** There were no added agenda items.

Flann moved to adjourn the meeting at 6:44 p.m. Blin seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh  
Recording Secretary