

VILLAGE OF LYNDON STATION
Special Board Meeting Minutes
Thursday, August 13, 2020

A Special Village Board Meeting was called to order at 6:01 p.m. by President Earl Verette. Present were President Earl Verette, Trustee Rebecca Coley and Trustee Jan Miller. Also present was Clerk Lori J. Scully. Attendance per the sign in sheet. Since two Public Hearings are to be held, they were posted with the 14-day requirement before the meeting.

Larry and Kristi Whaley requested in a letter dated June 16, 2020 to rezone their property located at 150 E. Wright Street, PIN #291460292 from 1.87 Acres. The existing zoning is Residential and are requesting the parcel to be zoned to Commercial. Their surrounding properties to the north include Suzie's Sweetz, Metalworks Stamping and Picha Funeral Home. To the east is one commercial business which is Scully's Storage Sheds. To the south are two commercial businesses which is Hall's Storage and St. Luke's Lutheran Church. There are two single family homes located southwesterly. To the west is one commercial business which is the Veteran's Memorial Park.

A Public Hearing regarding the re-zoning of 150 E. Wright Street was opened by President Earl Verette at 6:03 p.m. He explained to the crowded room to all the residents and taxpayers how long their length of time would be allowed (three minutes) each. The first taxpayer to make his point across was Taxpayer Thomas Miller of Miller's Grocery Store. He said he was not in favor of the rezoning (with intent to sell it to Dollar General) only if it wasn't that type of store. Thomas gave the Board suggestions. The three scenarios were for a Dollar General Store, Eight Plex Housing Unit and a 20 Unit Motel and the difference in tax revenue and water and sewer rates for the Village. Next to speak was Cassie Ilgen who lives in the Village as a resident and works at Miller's Grocery Store. She was not in favor of the rezoning. Jamie Cridelich who resides in the Village was not in favor of the rezoning change saying that the Village Board did this in a sneaky way and that the winter months are slow for businesses. Next to speak was resident Heidi Kutina questioning the ethics of Trustee Jan Miller and her ability to vote on the rezoning issue she was against. She was not in favor of the rezoning request. Resident Jackie Fischer wanted to know if the Village Board had a plan, what the costs of curb and gutter would cost and possibly letting the residents vote at a referendum. Resident Rodney Senzig was in favor of the rezoning to commercial as the Village needs growth. He grew up in the Village and saw two family restaurants, five gas stations and four grocery stores. Now there is one gas station and one grocery store. He thinks new construction will lower the school taxes. Resident Steve Klicko spoke against the rezoning as he feels the taxpayers are being burdened. With the location of the property being one-half mile from I 90-94 there are weight limit concerns since this is located on a county highway. Culverts could be expensive also. Ed Buck who owns Buck's Crossing Park said the Village should be prepared for funding with a new business as he has personal experience in planning his park and had to have a business plan for the phases of development within his park. Resident Kristi Whaley spoke regarding their property with the request for the rezoning. They purchased the property in 2016 with a business loan. (She considers the property to be used as commercial.) Their Offer to Purchase is from a development company who wishes to purchase commercially zoned real estate for future improvements. They have improved the property over the past four years by mowing and clearing debris. She asked the Village Board to take the recommendation from the Planning Commission approval to rezone the property to Commercial. President Earl Verette received a letter from the development company outlining the full business plan with the size of the building, size of the parking lot, setbacks and all pertinent information concerning the rezoning to commercial. He is in favor of the change to commercial. Next to speak was resident George Rasmussen. She was not in favor of the rezoning issue. She also said that Trustee Jan Miller should be not be allowed to vote and should restrain from the vote. After the Village President sat down, Thomas Miller requested to speak again. He said he spent a lot of time doing research writing down and calculating the figures and didn't think

Trustee Jan Miller should be allowed to vote on the matter. President Verette asked other people present if they would like to speak. After the 11 people spoke on the matter of rezoning, Trustee Miller made a motion to close the Public Hearing, seconded by Trustee Coley; three ayes carried. A motion was made by President Verette to approve the rezoning of PIN # 291460292 owned by Larry and Kristi Whaley from residential to commercial, seconded by Trustee Miller; two ayes carried, Trustee Coley said she would have to vote no as she needed more information, one Nay Trustee Coley. Roll Call: President Verette, yes; Trustee Coley, nay; Trustee Miller, yes. Motion to rezone the property requested to commercial, carried.

The Public Hearing for the new Groundwater Protection Overlay District Ordinance was opened by President Verette. This ordinance was explained by Steve Klicko from Public Works as the DNR required this ordinance with the development of Well #3. No one else spoke at the Public Hearing regarding this issue. President Verette made a motion to close the Public Hearing, seconded by Trustee Coley; three ayes carried.

A motion was made by President Verette, seconded by Trustee Coley to approve the Groundwater Protection Overlay District Ordinance; three ayes carried.

Trustee Coley made a motion to approve a Renewal Operator's License for Christy Klipstein at Billy's Bar subject to a background check by Officer Bonikowske, seconded by President Verette; three ayes carried.

A motion was made by Trustee Coley to approve a Renewal Operator's License for Jeremiah Shanahan at Billy's Bar subject to a background check by Officer Bonikowske, seconded by Trustee Miller; three ayes carried.

Trustee Miller made a motion to approve a Renewal Operator's License for Sadee Helms at Billy's Bar, seconded by Trustee Coley; three ayes carried.

Steve Klicko reminded the Board that he did receive another quote on the Washington Street Bridge repair. The Clerk said it will be on the next Board meeting agenda.

A motion to adjourn was made at 8:31 p.m. by Trustee Miller, seconded by Trustee Coley; three ayes carried.

Respectfully submitted,

Lori J. Scully
Village Clerk