

A. Call to Order and Roll Call

Commissioner Patrick Leon called the February 22, 2024 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioner Patrick Leon, City Engineer Glen Morrow, Commissioners Kevin Haley, Michael Shawgo and Patricia Hogan. Excused were Mayor John Nelson and Alderwoman Courtney Day. Also present were City Attorney Jesse Wesolowski, Principal Planner Régulo Martínez-Montilva and Planning Associate Nick Fuchs.

B. Approval of Minutes – Regular Meeting of February 8, 2024

Commissioner Haley moved and Commissioner Shawgo seconded a motion to approve the February 8, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. Ghaffar Area Exception.** Request a lot coverage increase for a storage shed at 5537 W. River Park Court (806 0340 000).

Principal Planner Martínez-Montilva presented the request and application.

The Official Notice of Public Hearing for a lot coverage increase for a storage shed was read in to the record by Principal Planner Martínez-Montilva and the Public Hearing opened at 6:08 pm and closed at 6:16 pm.

Commissioner Haley moved a motion to recommend approval of an Area Exception to allow for an increased lot coverage of 27.5% for a proposed shed, exceeding the R-6 as of right lot coverage of 25%, for property located at 5537 W. River Park Court, conditioned upon closure of the open enforcement case prior to presentation of this request before the Board of Zoning and Building Appeals. Motion died due to lack of second.

City Engineer Morrow moved and Commissioner Haley seconded a motion to recommend approval of an Area Exception to allow for an increased lot coverage of 27.5% for a proposed shed, exceeding the R-6 as of right lot coverage of 25%, for property located at 5537 W. River Park Court. On roll call vote, two ‘ayes’, two ‘noes’ and two absents; motion failed (2-2-2).

D. Business Matters

- 1. Spellman Trailers, Inc. Land Combination and Site Plan Amendment.** Request for approval of a Land Combination to combine Lot 1, Lot 2 and Lot 4 of Certified Survey Map No. 1330 and vacated service road lying north abutting Lots 1 and 2 and a Site Plan Amendment to allow construction of a building addition and other site modifications, upon properties located at

approximately 5921 West Ryan Road (Tax Key Nos. 899 9991 002, 899 9991 003 and 899 9991 005), and vacated service road.

Planning Associate Nick Fuchs presented the Site Plan Amendment application. Applicant Elvin Spellman and representative Leslie Scherrer-Pella also presented the Site Plan Amendment application.

Site Plan Amendment

City Engineer Morrow moved and Commissioner Shawgo seconded a motion to adopt a Resolution amending the Site Plan for properties located at approximately 5921 West Ryan Road to allow for a building addition, subject to the conditions in the draft Resolution. On voice vote, all voted ‘aye’; motion carried (4-0-2).

Land Combination

City Engineer Morrow moved and Commissioner Shawgo seconded a motion to recommend approval of a Resolution to combine lot 1, lot 2, and lot 4 of Certified Survey Map No. 1330 and vacated service road to the north into a single parcel. On voice vote, all voted ‘aye’; motion carried (4-0-2).

E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the meeting at 6:39 p.m. On voice vote, all voted ‘aye’; motion carried (4-0-2).