



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, July 8, 2024

1. Doug Nelson, called the meeting to order at 6:00 pm.

2. Roll Call

Village Trustees	Planning Commission	Administration	Community
Doug Nelson, Village President	Aaron Alby	Michael McKinney, Administrator	Chuck Minesal, Rolling Equity Leasing
Robert Funk	Tim DeGarmo	Janine Carls, Clerk	
Dan Maurice	Barb Geschke	Nick Carriker, Public Works Manager	
Steve Nelson			
Cory Bartlett			

3. Consent Agenda - approval of:

- a. 6/24/2024 Village Board Meeting minutes
- b. Financial Reports
- c. \$97,161.19 Village Invoices
- d. Building Inspector Report
- e. Code Enforcement Report
- f. Operator License Applications (Bennett, Krempasky, and Rightmire)

Motion (S. Nelson, Bartlett) to approve the Consent Agenda items as presented, Motion Carried (MC).

4. Business - Discussion and possible action on the following:

- a. **Solar energy system review request submitted by the Donald and Joyce Walker Revocable Trust (with Dani Beierschmitt/Arch Solar as applicant/agent) for the installation of an 8.61 kWdc, 21-panel, ±438.6-square foot roof mounted accessory use solar energy system addition on an accessory structure with second power wall on the parcel located at 20017 Washington Avenue**
 Discussion focused on the “second power wall”, confirming it is two battery storage stackable units. Dani Beierschmitt stated the units were 2.46 ft wide and 3.78 tall. She noted in case of fire there is a disconnect on the outside that would need to be shut off, but she did not know how the fire department would handle a fire. McKinney noted that he was still waiting to hear back from Chief Allen regarding the solar energy system review.

Motion (Alby, DeGarmo) to recommend Village Board approval of the solar energy system review contingent on the verbal approval of the fire department by week’s end, MC.

Motion (Maurice, Bartlett) to approve the solar energy system review contingent on the verbal approval of the fire department by week’s end, MC

- b. **Public Hearing - to hear public comment on a conditional use request submitted by ADK Racine, LLC (with Rolling Equity Leasing, LLC/Chuck Minesal/Jeff Fish as applicant/agent) for the parcel located at 2808 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-001-011) in the M-3 (Heavy Industrial) Zoning District to convert the existing industrial building at this address into a multi-tenant building and to occupy a portion of the building and site with a semi-tractor sale and leasing business known as “Rolling Equity Leasing”**

D. Nelson opened the public hearing at 6:07 p.m. Chuck Minesal described Rolling Equity Leasing (REL) as a company that leases semi-tractors to trucking companies. He stated that some of their customers have asked them to help sell their non-leased trucks. To do this, REL is seeking a Wisconsin dealer license which requires that they have office space, indoor space to show a truck and outdoor parking. REL will deal in used trucks and will not have a large stuck (much of the business will be online). The bay is big enough for six trucks. Hearing no public comments, D. Nelson closed the hearing at 6:11 p.m.

- c. **Conditional use request submitted by ADK Racine, LLC (with Rolling Equity Leasing, LLC/Chuck Minesal/Jeff Fish as applicant/agent) for the parcel located at 2808 North Sylvania Avenue**

No further discussion

- d. **Resolution 2024-18 Approving a conditional use request to convert the existing industrial building at this address into a multi-tenant building and to occupy a portion of the building and site with a semi-tractor sale and leasing business known as “Rolling Equity Leasing” at 2808 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-01-001-011); ADK Racine, LLC, Owner; Rolling Equity Leasing, LLC/Chuck Minesal/Jeff Fish, Applicant/Agent**

Motion (Geschke, Alby) to recommend approval of Resolution 2024-18 as presented, MC.

Motion (S. Nelson, Funk) to approve Resolution 2024-18 as presented, MC.

- e. **Yorkville Youth Baseball/Yorkville Girls’ Fastpitch Softball donation request**

McKinney stated that the request is for an additional \$15,000.00 to offset purchases of equipment, maintenance, and field supplies. He outlined budget and expenditures to date noting that if the request was granted \$11,500.00 would need to be pulled from another line item. No one from the Yorkville Youth Baseball/Girls’ Fastpitch Softball organization was present. Discussed looking closely at the way the rec budget is allocated in future budgeting conversations.

Motion (Maurice, Bartlett) to give the originally budgeted amount of \$10,000.00, MC.

- f. **Public Hearing - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on proposed revisions to Chapters 10, 28, and 55 of the Village of Yorkville’s Municipal Code of Ordinances pertaining to single-family and two-family dwelling requirements**

McKinney stated that Pruitt had noted inconsistencies in the revisions that need to be corrected. No one was present for the public hearing. Will revisit in August after corrections are made.

- g. **Ordinance 2024-09 Amending Sections 20-1020 (3) and (4) of the Code of Ordinances of the Village of Yorkville, relating to the minimum square footage for single family and two-family dwellings**

No discussion, no action taken

- h. **Ordinance 2024-10 Sections 10-98 and 28-88 of the Code of Ordinances of the Village of Yorkville, relating to the minimum floor areas and foundation requirements for single family dwellings and two-family dwellings and manufactured dwellings, manufactured homes, and modular homes**

No discussion, no action taken

5. Reports

- a. **Engineers Report**

McKinney reported that Yorkshire Highlands may begin work on drainage late next week. Stark pavement was delayed in starting work on 59th and expects to start late July or early August.

- b. **Yorkville Stormwater Utility District Report**

S. Nelson reported that the Stormwater Commission will meet on August 8th to discuss payment options for canal dredging assessments. He noted that the condition of the east branch is poor as they have not been able to find a service to spray.

- c. **Roads/Public Works Committee Report**

Funk stated that he had received a complaint regarding Evergent leaving wires all over in the ditches along 2 Mile Road; it also has not been mowed. McKinney will follow up with Evergent. Two building sites on 53rd Rd have still not installed culverts. McKinney will follow up with the Building Inspector.

- d. **Village President’s Report**

Nelson stated he would be attending the UGYFD Commission meeting on Wednesday.

- e. **Clerk Report**

Carls stated there would be a special election December 19 for Racine County Executive following the death of Jonathan Delagrave. Recruiting additional election inspectors will be necessary as several appointed workers stepped down for various health or relocation reasons. She will be reviewing the Municipal Code Enforcement report in further detail as many extensions have been granted.

- f. **Administrator Report**

McKinney stated that a fraudulent check had been written and paid out. The village will be adding an application called "Positive Pay" to the account at a cost of \$25 a month which provides an additional approval step. McKinney will attend a pre-construction conference on Wednesday in Waukesha for the 2 Mile Bridge project and a meeting with DOT on July 18th regarding intersections at Hwy 45 and KR (County Line Rd) and Hwy 45 and Hwy A (Plank Road).

McKinney noted that American Transmission Company has notified the village that they will be submitting plans to the Public Service Commission for a transmission line and provided potential plans which will be posted on the Village's website. McKinney stated the Fire Department had submitted a budget proposal in the packet for Wednesday's meeting that would result in a significant increase in our contribution again this year. He stated that Stute had concerns about the budget and WRS which she had outlined in a memo. Maurice asked if McKinney would investigate levee limit rules to find out if there is a way to get more funds for health and safety reasons.

6. Public Comments, Questions, and Suggestions | No comments

7. Adjournment

Motion (S. Nelson, Bartlett) to adjourn the meeting at 7:20 pm, MC. The next scheduled joint Village Board and Planning Commission meeting is July 22, 2024, at 6:00 pm.

Respectfully submitted,
Janine Carls, Village Clerk