

**BROOKS TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 9, 2021 @ 7:00 PM  
DRAFT**

**Members Present:** Mark Pitzer, Pat Baker, Mark Guzniczak, Phil Knape, Ryan Schultz

**Members Absent:** Chris Wren, Karl Frederiksen

**Staff Present:** Joe Selzer

Chairman Pitzer, called the regular in-person meeting to order at 7:00 p.m. Teleconference was also an available option for members and the public. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present.

**Approval of Agenda:**

**Moved** by Guzniczak, **seconded** by Knape to accept the agenda as written. **Unanimously Approved.**

**Approval of Minutes:**

**Moved** by Knape, **seconded** by Guzniczak, to approve the minutes of the July 12, 2021 meeting. **Unanimously Approved**

**Public Comment:** None

**Correspondence:** None

**Unfinished Business:**

1) Continued Ordinance Review

- Art III and XIV – Residential Shipping Containers – Joe Selzer provided updated language for Art III, Sec 302b and Art IV, Sec 4.09. **Moved** by Baker, **seconded** by Guzniczak, to accept the language presented. **Motion Carried**

Ayes: Pitzer, Baker, Guzniczak, Knape

Nays: Schultz

This item will be placed on a list to be heard at the next scheduled hearing.

- Art 9 – Sec 9.06 – Development Standards – Per Joe Selzer, no response has been received from the Planner. Draft language provided by Joe was updated to include existing seawalls, and language was added to require a Zoning Compliance Permit for a walkway behind existing seawalls. **Moved** by Baker, **seconded** by Schultz to adopt the new language. **Unanimously Approved.**

This item will also be placed on a list to be heard at the next scheduled hearing.

**New Business:**

- 1) Site Plan Review – 418 E. 82<sup>nd</sup> St. – A site plan for Northview Landscaping was submitted by Luis Herrera and Ceja Cristabel. The plan includes three (3) greenhouses for plants in addition to an existing structure. Sale of mulch and stone is also planned for the site. Well and septic has been approved and an opening date is planned for 2022.

**Moved** by Guzniczak, **seconded** by Knape to approve the site plan as submitted.

**Unanimously Approved**

**Staff Update:** July Zoning Report submitted

**Public Comment:** Comments received

**Planning Commission Members Comments:** Sign ordinance was discussed and it appears clarification is needed to determine intent. Mark Pitzer will discuss with Cory Nelson and add this item to next month's meeting agenda.

**Adjournment:** **Moved** by Baker, **seconded** by Knape, to adjourn the meeting at 7:50 PM

Respectfully Submitted,

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Pat Baker  
Planning Commission Secretary

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Dianna Schaafsma  
Recording Secretary