

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

August 22, 2022

7:00pm

Schmidt/Paddock – 306 N Main Street

Chairman Rodriguez called the meeting to order at 7:00pm.

Zoning Board members present were: Tom Incrocci, Tom Schanherr, Leo Simbuger, Julie York, and Todd Reyling. Also present were Zoning Administrator and Engineer Scott Saeger, Chairman Lori Rodriguez, Deputy Administrator Michelle Schlarman and Attorney Carmen Durso. Zoning Board member Jesse Carlton was absent.

Chairman Rodriguez asked for a motion to approve the meeting minutes from the hearing on 8/4/22 – Mueth at 15 S. Smith Street. A motion was made by Tom Incrocci and seconded by Leo Simburger to approve the minutes from the hearing on 8/4/22. Roll call was taken: Tom Incrocci, yes; Leo Simburger, yes; Tom Schanherr, yes; Julie York, abstain; Jesse Carlton, absent; Todd Reyling, abstain. Motion was granted.

Deputy Zoning Administrator Michelle Schlarman read the notice as published in the Freeburg Tribune.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

The applicants were sworn in by Deputy Administrator Michelle Schlarman.

Mary and Richard Schmidt Sr, Rick Schmidt Jr, and Lisa Schmidt are requesting a Special Use permit so that they can operate an assembly & manufacturing business at 306 N Main Street.

Questions and discussion between Rick Schmidt Jr and the Zoning members revealed the following information: They would like to relocate their business, ITS Solar LLC, from Waterloo to Smithton. They are the only business in the Midwest providing this service. They have been in business for 20 years. The business operations would include assembly of wire harnesses and junction boxes for utility scale solar arrays. They have eliminated one phase of their operations, which will allow them to downsize the business space needed. There are no hazardous materials used. There would not be any special waste disposal needed. They currently use dumpsters. The Village would not require them to use Waste Management for trash service.

The business operations do not generate a lot of noise. Circular saws are used to make shipping crates, but this would be inside the building. Assemblies would be shipped out every Wednesday. Materials would be received at the new loading dock approximately every 2 weeks. Hours of operation would be 7:00am to 5:00pm Monday through Friday, with occasional Saturday hours. They employ 15 – 20 full time employees based on the workload. They currently have 15 employees, including 4 engineers. Schmidt stated that there may be employment opportunities in the future. Schmidt stated that they have already executed 90-day lease proceedings, with a 90-day lease extension during the purchase procedure. They have started the process of purchasing the building. Schmidt hopes to have the business in operation by the end of September. Schmidt stated that the current owner has approved proposed changes to the building. There are currently enough parking spaces for the existing employees, but they might reposition the parking lines. They do not plan to use street parking, but Engineer Saeger stated that there is no ordinance preventing it. In the future they hope to add an additional 50 x 100 feet black top parking lot behind the building, and possibly add a storage building. He would have a privacy fence surrounding any new construction. There will be two 35-foot company delivery trucks parked in the front of the building at night. Plans are being looked at to add a 12-foot-wide loading bay parallel to the South side of the building, within the easement. It would be located so that 53-foot semi-trucks could pull into the existing parking lot and back up to the loading bay to load and unload. This would minimize any interruption to traffic on Barker Street. Plans will be looked at for a storage bay on the Northeast corner of the building, but Schmidt believes that there would be too much civil engineering work involved due to the drainage behind the building. Schmidt is satisfied with the existing lighting on the building and has no plans for signage. Engineer Saeger stated that they must have a street address on the property. Schmidt is satisfied for now with the building's utilities. There are no sprinklers in the building but there is a fire alarm system in place. Schmidt has no plans to sell the building or the business in the future.

Tom Incrocci made a motion which was seconded by Todd Reyling to make a recommendation to the Village Board to grant the Special-Use for an assembly and manufacturing business at 306 N Main Street – with the Special-Use expiring upon future sale of the property.

This motion will be brought before the Village Trustees for approval at the Board meeting on September 6, 2022.

The Board proceeded to the second hearing at 7:45pm.

*Addendum 9-6-22 – The Village Trustees approved the Zoning Board recommendation to grant the Special-Use for an assembly and manufacturing business at 306 N Main Street-with the Special-Use expiring upon future sale of the property.