

**VILLAGE BOARD OF CLEVELAND, WISCONSIN
MONTHLY MEETING**

TUESDAY, FEBRUARY 19, 2019

MINUTES

- I. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL/AGENDA APPROVAL.** Village President called the meeting to order and led the Pledge of Allegiance at 7:03pm on Tuesday, February 19, 2019, at the Cleveland Village Hall, 1150. W. Washington Ave., Cleveland, Wisconsin.

Board Present: Kathy Stolzmann, Village President
John Ader
Jonalee DeNoble
Terry Gottsacker
Jake Holzwart
Andy Williams

Board Absent: Louis Wilmot (excused)

Staff Present: Stacy Grunwald, Director of Village Services
Julie Rusch, Deputy Clerk-Treasurer

- II. CITIZEN INPUT AND COMMUNICATIONS.** President Stolzmann shared an email from an Elm Street resident complimenting the snow removal service provided by the Village's contractor, Wagner Excavating.

James Woelm, 944 E. Washington Ave., Cleveland. Reported he intended to install a pet pantry outside his home as a community project. Advertising would be placed at local businesses for donations of pet supplies. The purpose was to provide support that would allow families to keep pets that otherwise might be taken to a shelter. His sister, Megan Woelm, would be assisting.

- III. DISCONTINUANCE OF THE PORTION OF W. GRANT AVE. LYING WEST OF JUNIPER ST., AND ADJACENT ALLEYS**

- A. PUBLIC HEARING.** Motion Williams/Holzwart to open the floor; carried without negative vote.

Catherine Woelm, 944 E. Washington Ave., Cleveland. Questioned what happened to the land; it is shared between the adjoining properties per the terms of the resolution.

Jason Berdyck, 1040 Juniper St., Cleveland. Adjacent property owner; supported the discontinuance.

Vickie Frauenfeld, 1024 Juniper St., Cleveland. Adjacent property owner; questioned what needed to be done to map the property after dissolution. No action by owners required. The discontinuance is recorded at the Register of Deeds and will appear as part of any title search. The County GIS coordinator will also update the parcel mapping to show the addition of the former rights-of-way to the adjacent parcels.

Motion Ader/DeNoble to close the floor; carried without negative vote.

- B. RESOLUTION TO DISCONTINUE.** Motion Holzwart/Williams to discontinue the portion of W. Grant Ave. lying west of Juniper St. and the adjacent alleys [Resolution No. 2019-R-01]; carried without negative vote.

- IV. SITE DEVELOPMENT PLAN: DANIEL AND TRACY KADERABEK.** The Plan Commission issued the following findings and recommended conditional approval of the Site Development Plan.

- F1. The proposed light manufacturing in the workshop and fabrication space for repair and maintenance of the semi and trailer is accessory to the principal permitted business use of contractor storage.
- F2. The B-2 district did not specify use of the property for private storage; however, the Commission believed this use needed to be addressed in the ordinances due to the frequency of the request. The Commission directed that a future agenda include a discussion on requirements and zoning districts for an ordinance amendment that would specify this use in the B-2 district.
- F3. The proposed development shall not create nuisances as outlined in Sec. 10-1-136, Village of Cleveland Code of Ordinances.
- F4. The site development plan was consistent with the requirements of the 20-Year Comprehensive Plan.
- F5. The site development plan was consistent with the Official Map.

Director Grunwald reviewed staff concerns with the proposal to disconnect the grease trap from the sanitary system, including the potential for reconnection for subsequent owners. There was not enough detail presented for staff to offer a recommendation on the idea.

Motion Gottsacker/Ader to open the floor; carried without negative vote.

The Board discussed with Daniel and Tracy Kaderabek options to address potentially injurious discharges to the sanitary system. Details for the wastewater testing program recommended by the Plan Commission would be worked out at staff level, but could include control testing prior to the start of operations followed by monthly testing for one year afterward. After the Kaderabeks noted it would be two years before the waste oil recycling operation was entirely removed from the Manitowoc location, it was noted testing would need to be conducted after the facility was fully functional. The Village Board was open to revisiting the length of the testing period after a minimum of four post-start test results were available.

The Kaderabeks agreed to provide the Village with a spill safety plan that outlined the various systems in place to prevent spills and clean and remove spilled product. They would also provide details for implementation of their proposed alternative of disconnecting the grease trap from the sanitary system.

The Board discussed the purpose for the drainage easements. Staff had recommended there be easements on the west and south sides of the property in the areas of the drainage ditches. The dimensions of the easements would be determined after the final grading and ditching plans were approved. A recommendation by the Village engineer to install ditch checks in addition to the erosion control mat would be enforced as a condition of the building permit approval.

Motion DeNoble/Gottsacker to close the floor; carried without negative vote. Motion Ader/DeNoble to adopt the findings of the Plan Commission and approve the site development plan submitted by Daniel and Tracy Kaderabek per the terms of their application and presentation and the following conditions:

- C1. The applicants will submit and supplement as needed a detailed written statement as to how all fats, oils, and greases will be handled, stored, processed and removed from the property, including all protections in place to ensure these materials cannot enter the sanitary sewer system.
- C2. The grease trap will be inspected prior to initiating the business uses on the property to ensure it is functional and sized appropriately.
- C3. The discharge to the sanitary system will be tested monthly for the first 12 months after the oil recycling operations are fully functional to ascertain whether fats, oils, greases or other operations products or byproducts are entering the sanitary system. Responsibility for the costs of testing are to be determined by the Village Board. The applicant can request a reduced test period after a minimum of four months of test results are obtained.
- C4. Privacy slats are to be used in the open-wire fence to improve property appearance and shield items from public viewing.
- C5. The applicants shall establish a permanent drainage easement on the west and south sides of the property to protect these areas from development and ensure adequate flow of stormwater.
- C6. All outside storage will take place within the fenced area.

Motion carried without negative vote. The Kaderabeks will submit the spill plan

- V. **CONDITIONAL USE PERMIT: DERENZ TRANSPORT LLC.** The Plan Commission recommended denial. Motion Holzwart/Gottsacker to deny the Conditional Use Permit application submitted by Derenz Transport LLC due to the application being incomplete and no indication from the owner any materials were forthcoming; carried without negative vote.
- VI. **JANUARY 15, 2019, REGULAR MEETING MINUTES.** Motion DeNoble/Holzwart to approve the minutes of the January 15, 2019, meeting; carried without negative vote.
- VII. **ALCOHOL LICENSING**
 - A. **RETAIL CLASS "B" FERMENTED MALT BEVERAGE LICENSE.** Application submitted by Cleveland Athletic Club was held over to the April meeting to meet statutory requirements regarding filing deadlines and public notice.
 - B. **OPERATOR'S LICENSE.** Motion Williams/Holzwart to grant an Operator's License for Sarah Schuette through the period ending June 30, 2019; carried without negative vote.
- VIII. **MONTHLY VOUCHER LIST.** After discussion, motion DeNoble/Holzwart to approve the January 2018 voucher list; carried without negative vote.
- IX. **2018 SCADA CONTRACT: INTEGRATED PROCESS SOLUTIONS INC.** The Board and Staff discussed the project purpose and scope, and clarifications staff would be seeking from the Village's engineer and contractor. Motion Holzwart/Ader to approve the contract with Integrated Process Solutions, Inc., for the 2018 Supervisory Control and Data Acquisition System Improvements project, with the verification of scope by Staff and consolidation of the draft agreement and contract into one document; carried without negative vote.

X. STAFF AND COMMITTEE REPORTS.

- A. POLICE DEPARTMENT.** Report on file.
- B. ADMINISTRATION.** Director Grunwald reviewed the building permit report and tax collection settlement, status of her assistance with the Village of Howards Grove, work remaining on the Schmitz Ready Mix project, and recent developments with regard to one of the enforcement actions.
- C. PLAN COMMISSION, 02/06/19.** Trustee Commissioners reported future meetings would include consideration of alternative zoning for the vacant land on Alpine Ct. and final review of the draft sign ordinance.

XI. ANNOUNCEMENTS AND EVENT REPORTS.

- A. WED JAN 16 MANITOWOC CO VILLAGE ASSN, HICKORY HOUSE.** The meeting was well attended; former County Clerk Jamie Aulik gave a presentation on the duties of clerks and treasurers.
- B. MON FEB 25 PUBLIC WORKS AND UTILITIES COMMITTEE, 7PM**
- C. TUE MAR 5 MUNICIPAL COURT, 4:30PM**
- D. WED MAR 6 PLAN COMMISSION, 7PM**
- E. THU MAR 7 HUMAN RESOURCES AND PUBLIC SAFETY COMMITTEE, 7PM**
- F. TUE MAR 12 FINANCE AND BUDGET COMMITTEE, 7PM**
- G. ANY OTHER ANNOUNCEMENTS/EVENTS.** There were no other announcements or events reported.

- XII. ADJOURNMENT.** Motion Gottsacker/Holzward to adjourn; carried without negative vote. The meeting adjourned at 8:52pm.

Respectfully submitted,

/S/ Stacy Grunwald

Stacy Grunwald
Director of Village Services

Approved on 3/19/2019

