



# Village of Black Earth

## PLAN COMMISSION MEETING & PUBLIC HEARING

1210 Mills St., Black Earth, WI 53515

Tuesday, December 6, 2022 | 5:30 p.m.

### Minutes Draft

1. **Call Meeting and Public Hearing to Order** *Chair Hodson called the meeting to order at 5:30 pm.*
2. **Roll Call of Members of the Plan Commission** *Upon roll call present: Mitch Hodson, Josh Wahl, Tom Parrell, Scott Patchin, Tyler Munson. Also Present: Public Works Director Matt Kahl, Deputy Clerk Dani Fields. Several community members also in attendance.*
3. **Confirmation of Quorum:** *Quorum present.*
4. **Confirmation of Public Notice:** *The notice was read aloud by Chair Hodson.*
5. **Discussion/Action on Plan Commission Minutes from 8/29/2022**  
*Patchin/Parrell motion to approve the minutes as presented. The motion carried unanimously.*
6. **Discussion/Action regarding Lot Change – Request to Combine lots 17 & 18, Red Hawk Run Parcel # 107/0806-354-4034-1 and 107/0806-354-4045-1 Owners: Roseann & Jamie Blood.**  
Deputy Clerk Fields explained the purpose of the combination was due to the size and intended placement of the home; setbacks would not allow the design the owners were looking to build. If combined into one lot, it will allow for the home to be built as desired.  
*Wahl/Patchin to approve lot combination. Motion carried unanimously.*
7. **Rezone of Parcel # 107/0806-261-9531-1 from Conservancy to Residential. Location: Off Turkey Rd and CTH F. Owner: John D & Sharon K Esser Living Trust**
8. **Rezone of Parcel # 107/0806-661-9545-1 from Conservancy to Residential. Location: Off Turkey Rd and CTH F. Owner: John D & Sharon K Esser Living Trust**  
Item 7 and 8 were discussed together. The parcels are adjacent and the current owners intend to sell the parcels for the buyer to construct a home. The sale is contingent on zoning.  
*Patchin/Hodson motion to approve both parcels to be rezoned to residential. The motion carried unanimously.*
9. **Regarding request of Precision Towing & Recovery LLC – 1117 State St, Black Earth. Motor Vehicle Salvage Dealer or Recycler License - Type 2. Mark Mecum, Owner**  
Mark Mecum, owner, is present. Mark stated that Precision Towing currently holds a salvage 4 license which allows the pick-up of junk vehicles. Currently cannot dismantle or sell parts; can only send to scrap yard. Run into issues with insurance/owner abandoning the vehicle. Damaged vehicles can still have good parts but under current licensing, cannot dismantle or sell those parts; can only send to salvage yard at a cost. Request is for salvage 2 license which allows dismantling and sale of cars and parts. Hodson stated fluids and the length of time that cars were going to be on premise were of concern. All vehicles must be dismantled inside and all fluids are tracked and cannot be dumped into the ground. Other locations owned by Mark have this license but each location requires a separate application and licensing process. Patchin asked if the fence was completed; was a condition of previous Conditional Use Permit application. Mark stated that the fence is nearing completion; about  $\frac{3}{4}$  complete. Trying to get it done as fast as possible but the fence materials they are using have been on backorder due to COVID-related supply chain issues.  
Comments from the public:
  - Josh McDonnell of 714 Center St stated he attended the meeting to make sure no cars are laying around in the lot or for extended periods. Stated he now understands and approves of the license.
  - A commenter from the Zoom chat box wrote “[the] facility is looking great. Great improvement over what was there before.”*Hodson/Parrell motion to approve the license application pending completion of the fence. The motion carried unanimously.*
10. **Next meeting** *No date was set.*
11. **Adjournment** - *Patchin/Wahl motioned to adjourn. The meeting adjourned at 5:51pm.*