

**Town of Sugar Creek Plan Commission Meeting
Held at Sugar Creek Town Hall
Thursday May 11, 2023**

Chairman Dave Robers called the meeting to order at 6:30 p.m.

Chairman Dave Robers announced that the meeting has been properly advertised and in compliance with the open meetings law and that a quorum of Town Board members will be attendance for the purpose of gathering information.

Roll Call – Present were Commissioners: Dave Robers, Chris Aday, Judy Jacobson, Jeff Vogt, Attorney Steve Koch. Absent Mark Steinfest, Sue Wallem and Dave Clarbour.

Minutes – Minutes from April 13, 2023 meeting were approved. The motion carried unanimously.

Appoint Plan Commission Members and Oaths of Office – Judy Jacobson appointed.

Next on agenda – Rezone and condition use permit request from Land Reserves, LLC, Jack Pease, Managing Member. The rezone is from A-4, A-1, C-2 and M-3 to M-3 and A-1 NC. The reclaimed areas from M-3 to A-1 NC. Renewal and expansion of conditional use for sand and gravel extraction, washing and processing broken asphalt and concrete recycling. The property is located W6310 County Road A. Tax Parcel GA 167600001, GSC 900004A, GSC 900004 and GSC 400008. Over the last 10 years the Junker's owned the property. Jack Pease purchased the property from the Junker's and demolished the buildings that were run down.

Jack Pease would like to develop body of water on 1/3 of property. Jack Pease operates a real estate property business and gravel company, with expansion of 15 to 20 home sites around the lake. Super Aggregate produces sand and stone and recycles asphalt for road construction.

Mr. Pease stated that he should be done using this property in 10 years.

Mr. Pease stated at the county level that Matt Weidensee had a new angle to amend permits and to appease Mr. Weidensee, Farris & Hansen will redo them for Jack Pease. Current permit was good until August 2023. Chris Aday commented about the 10 years of running the pit and that the average trucks are 4 to 5 per hour.

With regard to the rezone: Dave Robers approved the petition. Chris Aday seconded. Motion carried.

With regards to the renewal and expansion of conditional use request: Chris Aday made a motion to approve. Dave Robers seconded with contingency to follow guidelines placed by county and government agencies. Motion carried.

With nothing further, Dave Robers moved to adjourn, seconded by Chris Aday. Motion carried unanimously, and the meeting was adjourned.

Respectfully submitted,

Judy Jacobson

