

**City of Norway Planning Commission  
Regular Meeting Minutes  
August 4, 2021**

**Roll Call:** A. Kalcec, B. Thorne, M. Kalcec, L. Bietila, and Laura Hyde-Smith

**Absent:** J. Muraro,

**Others Present:** R. Anderson, City Manager

**Citizens Present:** Joe Gardipee – Conditional Use Permit

**Approve Agenda:** Motion made by Member B. Thorne, supported by Member M. Kalcec and unanimously approved Regular Meeting Agenda of August 4, 2021.

**Approve Minutes:** Motion made by Member M. Kalcec, supported by Member L. Bietila and unanimously approved Regular Meeting Minutes of July 7, 2021.

**Public Hearing:**

**Motion:** Motion made by Member L. Bietila, supported by Member B. Thorne and unanimously approved to enter into Public Hearing to discuss Conditional Use Permit - W5504 Strawberry Lake Road - Joe Gardipee.

Norway Planning Commission discussed with applicant, Joe Gardipee conditional use permit. Mr. Gardipee described his project and request. The City Manager/Zoning Administrator further explained that the zoning requires conditional use for salvage yard operations in an industrial zoning district. The location of the project is the old Ray's Saw Mill property and is zoned industrial.

**Motion:** Motion made by Member L. Bietila, supported by Member B. Thorne and unanimously approved to close Public Hearing and enter back into regular session.

**New Business:**

Conditional Use Permit – W5504 Strawberry Lake Road (Joe Gardipee) - The Planning Commission discussed the conditional use permit presented by Mr. Joe Gardipee of W5504 Strawberry Lake Road. The Planning Commission agreed to the conditional use with the following conditions:

- Construct an 8-foot privacy fence around the perimeter of the property.
- The fence shall be constructed all in the same materials.
- The current Ingall's Road which travels over the northwest corner of the property should be moved off of the property by the petitioner so that he can utilize 100 percent of the property. The road shall be moved and reconstructed under the supervision or direction of the city and to city specifications.

**Motion:** Motion made by Member M. Kalcec, supported by Member B. Thorne and unanimously approved ZC21-04 Conditional Use Permit filed by Joe Gardipee of W5504 Strawberry Lake Road with the following conditions

- Construct an 8-foot privacy fence around the perimeter of the property.
- The fence shall be constructed all in the same materials.

- The current Ingall's Road which travels over the northwest corner of the property should be moved off of the property by the petitioner so that he can utilize 100 percent of the property. The road shall be moved and reconstructed under the supervision or direction of the city and to city specifications.

Site Plan Review – McDonalds US Hwy 2 – The Planning Commission discussed the site plan from McDonald, US Hwy 2 (Rev. 1). The request is a revision to the original site plan which was approved by the Planning Commission in May of 2020. The revisions were mainly internal (electrical/mechanical) with some minor revisions to the facia. No material changes were being made to the conditions which affect zoning.

**Motion:** Motion made by Member L. Hyde-Smith, supported by Member M. Kalcec and unanimously approved ZC21-05 Site Plan Review filed by McDonalds, US Hwy 2 (Rev. 1).

**Old Business:**

Master Plan Review – No update at this time.

RRC Program Update- No update however the Planning Commission again discussed having a joint meeting between all of the boards and committees along with the council. The City Manager/Zoning Administrator advised that this should happen after Labor Day and most likely when the new manager would be in place.

**Communications:** City of Norway Zoning Log – not available for review.

**Citizen Comments:** None

**Board Member Privilege:** None.

**Next Meeting Date:** September 1, 2021

**Adjourn:** Motion made by Member B. Thorne, supported by Member L. Hyde-Smith and unanimously approve to Adjourn.

Respectfully Submitted,

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Leonard Bietila, PC Secretary