

RECORD OF PROCEEDINGS
Village of Peninsula
PLANNING COMMISSION

Held: February 12, 2018 Special Meeting

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CALL TO ORDER: The Village of Peninsula Planning Commission convened from 6:00 p.m. to p.m. 6:42 p.m. in the Peninsula Village Hall. Karen Walters called the meeting to order with the following members and visitors present

ROLL CALL:

Greg Canda	Present
Karen Walters	Present
Chris Weigand	Present
Douglas Mayer, Mayor	Absent
Joe Mazur	Absent

OTHERS PRESENT

Solicitor Brad Bryan, Councilperson Dee Holody, and Wastewater Core Team Member Bill Clifton.

BUSINESS:

Ms. Walters explained that the purpose of this Special Planning Commission Meeting was for the Commission to give a recommendation to Council regarding the type of treatment system for the sewer system that was being designed by Stantec as well as a preferred location for the treatment system. Ms. Walters stated that Ms. Holody indicated that Stantec requested guidance from the Village on these issues prior to mid-February so that it could be on track to complete the design engineering by end of June of 2018. The Planning Commission wanted to make a recommendation to Council on the above issues prior to the above deadline.

It was explained that four treatment locations were identified by Stantec in the Preliminary Engineering Report: the School Property; the Golf Course Property; behind Terry Lumber; and on Village property near the Village Service Garage. Each site was discussed. The extra expense, burden, and time constraints associated with acquiring the privately owned properties, possibly through eminent domain, were seen as negatives. The members were not in favor of adding additional hurdles and costs to the project due to land acquisition. Additional pumps would be required to pipe the waste to the school property. That equipment would add construction and maintenance costs. Terry Lumber was not interested in giving up any property and that property would cost a premium due to its location. It was also not seen as desirable to put the treatment system at the Terry Lumber location so close to the tourist area. The golf course owner was contacted regarding this issue and did not respond. It was felt that trying to obtain that property would be costly and time consuming. There were concerns raised that the location of the treatment system in that area might spur unwanted development in the Village. The Village owned property, on the other hand, would not cost anything or take any time to acquire. The location was seen as ideal for a gravity system in terms of getting the system to flow properly. As a result, that location was determined to be the most desirable option among the options presented in the Preliminary Engineering Report.

The Commission members next discussed their preference for treatment systems between the traditional aeration system and the MBR system. The Commission members expressed a preference for the MBR system because of its cleaner discharge, smaller footprint, ability to be located in a structure, and lack of odor concerns. The fact that the MBR system would be able to meet stricter discharge standards in the future without additional modification costs was appreciated. The fact that the system's flow capacity could be adjusted between peak and low flow months of the year was also seen as significant. Due to the cleaner discharge, the system is expected to be more preferable to the CVNP and environmental groups that would be eligible to challenge the Village's permit requests.

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After the above discussions were concluded, Ms. Walters asked whether the members were ready to make a motion pertaining to the above issues. It was determined that two separate motions should be made.

MOTION: TO RECOMMEND THE VILLAGE OWNED PROPERTY NEAR THE VILLAGE SERVICE GARAGE AS THE PREFERRED TREATMENT SYSTEM LOCATION OUT OF THE FOUR OPTIONS IDENTIFIED IN THE PRELIMINARY ENGINEERING REPORT.

Moved by Mr. Canda, seconded by Ms. Walters. All were in favor of the motion; none opposed. Motion carried 3 votes to zero.

MOTION: TO RECOMMEND THAT STENTEC DESIGN THE PROJECT TO UTILIZE THE MBR TREATMENT SYSTEM.

Moved by Mr. Weigand, seconded by Ms. Walters.

All were in favor of the motion; none opposed. Motion carried 3 votes to zero.

MOTION: TO ADJOURN.

Moved by Mr. Canda, seconded by Mr. Weigand. All were in favor of adjournment; none opposed. The meeting adjourned at 6:42 p.m.

Respectfully submitted:

Karen Walters, Chair

Date