

July 25, 2016 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, JULY 25, 2016
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Chairperson Kornowske was excused. Vice chairperson Retzlaff called the meeting to order at 6:00 p.m.

Present: R. Retzlaff, P. Dart, H. Ropp, K. Hansen, A. Kowalzek-Adrians, H. Nohr, L. Sment
Excused: W. Kornowske, J. Wheeler
Also Present: T. Fuller

MODIFY/ADOPT AGENDA

Motion by Hansen / Kowalzek-Adrians to adopt the agenda as presented. Motion carried.

MINUTES FROM MAY 16, 2016

Motion by Hansen / Dart to table approval minutes from May 16, 2016 to the next meeting. Motion carried.

ANNOUNCEMENTS

- The Allouez-Bellin Health Farmers' Market takes place outside of the Village Hall every Thursday through October 6th from 3:30-6:30p.m.
- The Webster Avenue Bridge will be closed for reconstruction until October. The Board has approved the placement of temporary signs in the right of way for any businesses affected.
- Public Works held a public presentation on July 20th to discuss the Five-Year Street Reconstruction Plan. The meeting was held at St. Matthews Parish and was well attended.
- The village received good participation in the online survey, asking residents how the Stadium Tax money should be used. The public will have additional opportunities to provide input at the August 2nd and 16th Village Board meetings.

PUBLIC APPEARANCES

None.

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ACTION RE: RESOLUTION 2016-19, FINAL RESOLUTION REGARDING THE VACATION OF A PORTION OF RIVER LANE

Staff said the Village Board reviewed and approved the resolution, contingent on Plan Commission approval.

The commission discussed the financial impacts the property will have on the village.

Motion by Dart / Sment to approve Resolution 2016-19, final resolution regarding the vacation of a portion of River Lane. Motion carried.

DISCUSSION OF ZONING CODE UPDATE

Discussion of updating the zoning code has been ongoing over the years. Staff has begun investigating what is involved if a consultant would be hired to perform the work. The time and cost of the project can vary significantly based on what type of zoning code the village is looking for and how much public involvement there is.

Discussion continued on the need to update the zoning code.

- It is unclear when the zoning code was last updated.
- The current zoning code appears in a code book dated from 1972, but the code could be older than that.
- State law requires the zoning ordinance be consistent with the Comprehensive Plan.
- The inability to maneuver through the current zoning code in a timely fashion and receive the development desired in the Comprehensive Plan.
- Attract new developers and development in the village.

The commission discussed the different types of zoning codes, the current development state of the village, how to determine which type of zoning code is best for the village, and how to budget for a project like this.

Discussion will continue at the August meeting. Staff will provide history of the development process of past projects, as well as the number of zoning amendments in recent years. Staff will also try to coordinate a representative from the Center of Land Use Education (CLUE) to be present at a future meeting to discuss the different types of zoning codes.

UPDATE OF BICYCLE AND PEDESTRIAN PLAN

Staff said that a draft should be ready to be presented to the Plan Commission in the next two months. The expected timeline is still to have the plan adopted by the Village Board around November 2016.

UPDATE OF DEVELOPMENT PROJECTS IN THE VILLAGE

Updates were provided on the following current or future development projects:

- Kwik Trip Express – now open at 1401 S Webster Avenue.

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- Old Chapel Hill – construction should begin soon at 1921 Riverside Drive.
- Mayflower Greenhouses – discussions are ongoing with the village (proposed for 3241 & 3245 Riverside Drive).
- Riviera Bar and Grille – now open at 2150 Riverside Drive.

DISCUSSION OF ANNUAL SITE TOUR

Plan Commission discussed potential locations to visit for the annual site tour. Discussion of potential locations and date of the tour will continue at the next meeting.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, August 22, 2016, 6:00p.m.

Agenda items: Discussion on the process to update the zoning code, discussion on the protocol for developer presentation, discussion of annual site tour

ADJOURNMENT

Motion by Dart / Hansen to adjourn at 6:44p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.