

November 27, 2017 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, NOVEMBER 27, 2017
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Kornowske called the meeting to order at 6:00 p.m.

Present: Kornowske, Ropp, Dart, Wheeler, Nyberg
Excused: Nohr, Kowalzek-Adrians
Also Present: Lange, Fuller

MODIFY/ADOPT AGENDA

Dart / Ropp moved to adopt the agenda as presented. Motion carried.

MINUTES FROM OCTOBER 23, 2017

Nyberg / Ropp moved to adopt the minutes from October 23, 2017 as presented. Motion carried.

ANNOUNCEMENTS

- New alternate Plan Commission members were announced, Matthew Honold and Jason Albertz.
- Proposed Braebourne Condominiums at 2222 Riverside Drive are currently being presold. Plans will be brought before the Plan Commission when enough are presold for zoning and site approval.
- Friends of the Fox River Trail has a new website: FriendsFRT.org.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Believes it is a bad idea to change zoning ordinances without taking a look at the entire ordinance.
- The zoning changes will allow for a micro-brewery and apartments in commercial zoning.
- Believes the zoning changes eliminate the rights of pedestrian accommodations.

ACTION RE: APPROVAL OF AMENDMENT TO ARTICLE III OF CHAPTER 475 OF THE VILLAGE ORDINANCES, DISTRICT REGULATIONS

Staff reviewed the changes that were made following the discussion and review of the proposed amendments at the last Plan Commission meeting, as well as some formatting errors that will be corrected.

Plan Commission discussed the changes to the amendment and recommended removing item 475-19E(b)(i), which would prohibit dwelling units in a mixed use building below the second floor. The Plan Commission believed the market would dictate where the dwelling units would go in a building and does not want to limit a future development.

Dart / Nyberg moved to recommend approval of the amendment to Article III of Chapter 475 of the Village Ordinances to the Village Board, with the changes discussed. Motion carried.

ACTION RE: APPROVAL OF AMENDMENT TO ARTICLE VII OF CHAPTER 475 OF THE VILLAGE ORDINANCES, CONDITIONAL USES

Staff provided the proposed ordinance changes that are included in the amendment to Article VII of Chapter 475 of the Village Ordinances, as well as the proposed changes to the application for a Conditional Use Permit.

Plan Commission did not have any concerns with the proposed amendment, but did have suggested changes to the list of additional information required in the Conditional Use Permit Application.

The Plan Commission suggested removing the following from the list of required items in the application:

- Current property survey
- Scaled site plan
- Examples of proposed exterior materials
- Landscaping plan, including: fencing, screening, plantings, paving, and parking
- Maps showing existing and proposed topography
- Map showing all easements
- Map showing adjacent properties and owners
- Tentative signage and lighting
- Tentative stormwater and erosion control plan

The Plan Commission suggested keeping the following from the list of required items in the application:

- Completed Conditional Use Application (already required)
- Written statement to the Village Board stating reasons for the request (already required)
- Filing fee (already required)
- Site plan
- Elevations of structures
- Proposed construction schedule
- Other reports and studies, as requested by the village, which are necessary for ensuring that the standards in Section 475-58 are met

Wheeler / Dart moved to recommend approval of the changes to the Conditional Use Permit Application and approval of the amendment to Article VII of Chapter 475 of the Village Ordinances to the Village Board. Motion carried.

ACTION RE: APPROVAL OF AMENDMENT TO CHAPTER 248 OF THE VILLAGE ORDINANCES, HISTORIC PRESERVATION

The ordinance amendment is meant to clarify existing policy relating to the rules governing locally designated historic properties. The Historic Preservation Committee has reviewed the ordinance amendment and recommends approval.

Ropp / Wheeler moved to recommend approval of the amendment to Chapter 248 of the Village Ordinances to the Village Board. Motion carried.

DISCUSSION RE: NOTICING REQUIREMENTS FOR PROPOSED PROJECTS

Staff presented the noticing requirements established by state statutes, as well as the additional steps taken by the village, which are above and beyond what is required by state statutes.

Plan Commission mentioned that the resident who brought this issue up would like to see the distance away from the project, from which property owners are notified, to be increased. Further discussion on this item should be discussed at future meetings, after more information on the noticing requirements by surrounding communities is provided.

DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE

- The pedestrian crossing for the Pedestrian Hybrid Beacon on Riverside Drive has been painted. Next step will include the DOT installing the equipment.
- Money was allocated in the 2018 budget to start the zoning code rewrite project.
- The Surgery Center of Green Bay has been delayed due to industry changes.
- The contract for the Water Works Building at 535 Greene Avenue should close by the end of the year.
- Bids will be solicited to raze the commercial office building at 1825 S Webster Avenue.

REPORT/DISCUSSION RE: STANDING COMMITTEES

- Public Works Committee – the Director of Public Works will be retiring in 2018, the Webster Elementary School Safe Routes to School Project is still moving forward.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, January 22, 2018, 6:00p.m.

Agenda items: Discussion of noticing requirements

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ADJOURNMENT

Dart / Nyberg moved to adjourn at 7:03p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.