

February 27, 2023 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, FEBRUARY 27, 2023
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Nohr-Valley called the meeting to order at 6:20 p.m.

Present: Deutsch, Lefebvre, Lynn, Nohr-Valley
Excused: Capichano-Simmons, Cody, Honold
Also Present: Fuller

MODIFY/ADOPT AGENDA

Lefebvre / Deutsch moved to adopt the agenda as presented. Motion carried.

MINUTES FROM JANUARY 23, 2023

Minutes from the previous meeting were not yet prepared.

No action was taken at this meeting.

ANNOUNCEMENTS

- Proposed Harbor Village Condominium Project open house on March 1, 2023

PUBLIC APPEARANCES

- None.

ACTION RE: REPEAL AND RECREATE CHAPTER 453: FLOODPLAIN ZONING OF THE VILLAGE ORDINANCES WITH DEPARTMENT OF NATURAL RESOURCES MODEL ORDINANCE

Staff presented the model ordinance:

- The ordinance amendment is required to be adopted to for a community to remain in the National Flood Insurance Program (NFIP).
- The ordinance includes Act 175 additions and additions that are required for communities that participate in the Community Rating System (CRS).

Discussion included

- Changes from current ordinance.
- How does the ordinance impact current property owners.
- Amendments to the proposed model ordinance need to first be approved by the Wisconsin Department of Natural Resources.

February 27, 2023 (Plan Commission Meeting)

- How residents are notified of the CRS benefits provided to them.
- Requirements for flood insurance by some property owners.
- Requirements for the property owners that bring in fill to build out of the floodplain.
- Substantially damaged properties located in the floodplain.

Lefebvre / Lynn moved to recommend approval of the model ordinance as presented. Motion carried.

DISCUSSION RE: COMPREHENSIVE PLAN PROJECT

Staff provided the following update:

- Citizen Advisory Committee meeting will be on Thursday, March 2, 2023 at 6:00p.m.
- Visioning Session for the Comprehensive Plan will be on Monday, March 13, 2023 at 6:00p.m.

DISCUSSION RE: TAX INCREMENTAL FINANCING BASICS

Discussion was tabled for the next meeting when more members would be present.

REPORT/DISCUSSION RE: VILLAGE PROJECTS AND PROPERTIES UPDATE

Discussion was tabled for the next meeting when more members would be present.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, March 27, 2023, 6:00p.m.

Agenda items: Shoreland-Wetland Zoning amendment, TIF Basics, update on the Comprehensive Plan project

ADJOURNMENT

Lynn / Deutsch moved to adjourn at 6:41p.m. Motion carried.

Minutes submitted by Trevor Fuller, Director of Planning & Community Development.