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1) Go to the city's You Tube channel, "<https://www.youtube.com/NewLondonAccess>" and click on the "live" feed video link to watch the meeting. **-OR-**

2) You can watch the meeting via the zoom app. Go to the following link to download and watch via the zoom app:

<https://us02web.zoom.us/j/83029874300?pwd=OXVub3pTNVloQVUyYzdrSURlbzBQZz09>

You will be asked to download and install the zoom app on your computer or phone and provide your name and email address. **-OR-**

3) You can listen to the meeting over the phone by calling one of the following numbers:

1-929-205-6099 1-301-715-8592 1-253-215-8782 1-346-248-7799 1-699-900-6833 1-312-626-6799

You will be asked to enter in a meeting ID of: 830 2987 4300, then push #

You may be asked for a participate ID, do not put in a number, just hit #

You will be asked to enter in a password of 962613, then #

Unless specifically noticed otherwise, this meeting and all other meetings of this body are open to the public. Proper notice has been posted and given to the media in accordance with Wisconsin Statutes so that citizens may be aware of the time, place and purpose of the meeting.

MEETING NOTICE

Planning Commission Agenda

Thursday, August 27, 2020 – 5:00 PM

Council Chambers – New London Municipal Building

1. Call to Order
2. Adopt Agenda
3. Approval of the June 25th, 2020 meeting minutes
5. Plan Review - Kwik Trip North expansion
6. Variance Request for Accessory Structure Height at 2411 Cty Rd DD
7. Wolf River Art League - Downtown Murals
8. Update on Planning Issues and other Agenda Items
9. Adjournment

*Agenda items are listed so as to accurately describe the actions or issue being considered instead of simply the document listing title or the parties to a contract. This is done as such titles or a list of parties to a contract conveys insufficient information to the public on whether a topic or project they are interested in is being considered. It is the policy of the City of New London to comply in good faith with all applicable regulations, guidelines, etc. put forth in the Americans with Disabilities Act (ADA). To that end, it is the City's intent to provide equal opportunity for everyone to participate in all programs and/or services offered, to attend every public meeting scheduled, and to utilize all public facilities available. Any person(s) in need of an alternative format (i.e. larger print, audio tapes, Braille, readers, interpreters, amplifiers, transcription) regarding information disseminated by the City of New London should notify the City 48 hours prior to a meeting, etc., or allow 48 hours after a request for a copy of brochures, notices, etc. for delivery of that alternative format. Contact ADA Coordinator Chad Hoerth by telephone through: (Relay Wisconsin) – 920/ 982-8500 or (Voice) – 920/982-8500 and in person/letter at 215 N. Shawano Street, New London, WI 54961.

**City of New London
Planning Commission Minutes
June 25th, 2020**

Call to Order:

The June 25th, 2020 Planning Commission meeting was called to order by Chairman Besaw at 5:00 PM.

Roll Call:

Those in attendance were Chairman Besaw, Steingraber, Bessette, Goller and Mayor Herter.

Spilman, Noel and Gabert- excused.

Others in attendance: Chad Hoerth (Director of Public Services), Season Polsin (Rep with Wolf River Art League)

Adopt Agenda:

Motion by Goller, second by Steingraber to adopt the agenda. Motion carried 5/0.

Approval of the February 27th, 2020 Planning Commission Minutes:

Motion by Steingraber, second by Goller to approve the February 27, 2020 meeting minutes as presented. Motion carried 5/0

Final Plat Review/Approval for London Acres

A copy of the New London Acres Plat was presented; this plat was resubmitted as a change was requested to include a utility easement in the back yard of each property to supply electric and communication utilities to the new homes. This was the only change from the original plat.

Motion by Goller, second by Steingraber to approve the updated plat as presented. Motion carried 5/0

Northland Electric Expansion Site Plan Approval

A site plan was presented for an expansion to the Northland Electric building at 1705 Orville Drive. The plan includes a 9,725 square foot addition to the north side of their current facility. The site plan was reviewed by the city's contracted building inspector with no concerns identified.

Motion by Steingraber, seconded by Mayor Herter to approve the site plan as presented. Motion carried 5/0.

Wolf River Art League - Downtown Murals

Season Polsin from the Wolf River Art League presented ideas for 18 additional murals on buildings and structures throughout the city. A question came up on adding murals to the west side of the current Bumper to Bumper building and to the east side of the Bottle Shop as both are considered the address and front facing side of the facility. The city's previous building inspector felt this would contradict the intent of the Central Business District Design Guidelines in the city's municipal code. More research and consideration will be done for those proposals. Several other proposals were to install murals on city owned facilities which will be referred to the Parks and Recreation Committee. Another proposal was to place an abstract mural on the downtown river wall and on the lower level of the State Farm Insurance

building. Hoerth will contact the DNR to see if they have concerns with paint touching river water on those applications. Other than those considerations, the Commission blessed the remaining proposals and complemented the Wolf River Art League for their efforts thus far.

Motion by Steingraber, second by Goller to approve the murals as presented except for the Bumper to Bumper, Bottle Shop, State Farm Insurance and Riverwall proposals as more research will be done on those applications. Motion carried. 5/0

Update on Planning Issues and other Agenda Items:

None identified

Other Matters:

Next meeting will be July 23rd, 2020 at 5:00 pm.

Adjournment:

Motion to adjourn by Goller, second by Steingraber.

Meeting adjourned by Besaw at 6:00 pm.

Randal Backhaus – Bldg. Inspector / Zoning Administrator
215 N. Shawano
New London, WI 54961
(920) 982-8500 Ext. 112
C-920-210-3125
rbackhaus@newlondonwi.org

City of New London

Memo

08-19-2020

To: Planning Commission

From: Randy Backhaus

CC:

Re: Site Plan Approval

Attached is the site plan for the walk-in freezer and walk-in cooler addition to the rear of the Kwik Trip Store located at 984 N Shawano St. for your review. I have reviewed this plan and believe it to be in compliance with the bulk requirements of Zoning District "B-2 Highway Commercial" in which it is located.

Any questions, please call me at 920-210-3125 or e-mail me at rbackhaus@geologic.com or rbackhaus@newlondonwi.org.

Thank You
Randy Backhaus



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

7/22/2020

RE: Kwik Trip Located at 984 N. Shawano St.

Kwik Trip is proposing to add an exterior cooler/freezer combo box to the back side of the existing store. The approximate size of the box will be 27'-10" long x 7'-9" deep x 8'-2" tall (approx. 215 SF). The box will be approximately 81' from the property line on the east side of the site. We are proposing to stucco and paint the outside of the box. We will paint the stucco red to match the existing building color. We will run the framing high to an elevation of 8'-11" to create a parapet above the box. We will install a scupper & downspout to drain the water collected on the roof. We will install metal coping on top of the parapet and the coping will be finished almond to closely match the almond paint color on the building.

As part of this project we will need to remove one parking space on the back side of the store, and propose to extend the striping for the loading zone.

Included in this submittal are the following:

- Site plan - showing new cooler footprint and setback from lot line
- Colored elevations of 3 sides of the building
- Demo Plan showing existing conditions
- Floor plan showing cooler addition & kitchen modifications

We are planning on starting this project in October and are looking to receive city approval on our exterior modifications before taking this project into design. Can you please let us know how to proceed to achieve city approvals for the project?

Please feel free to contact me with any questions.

Thank you,

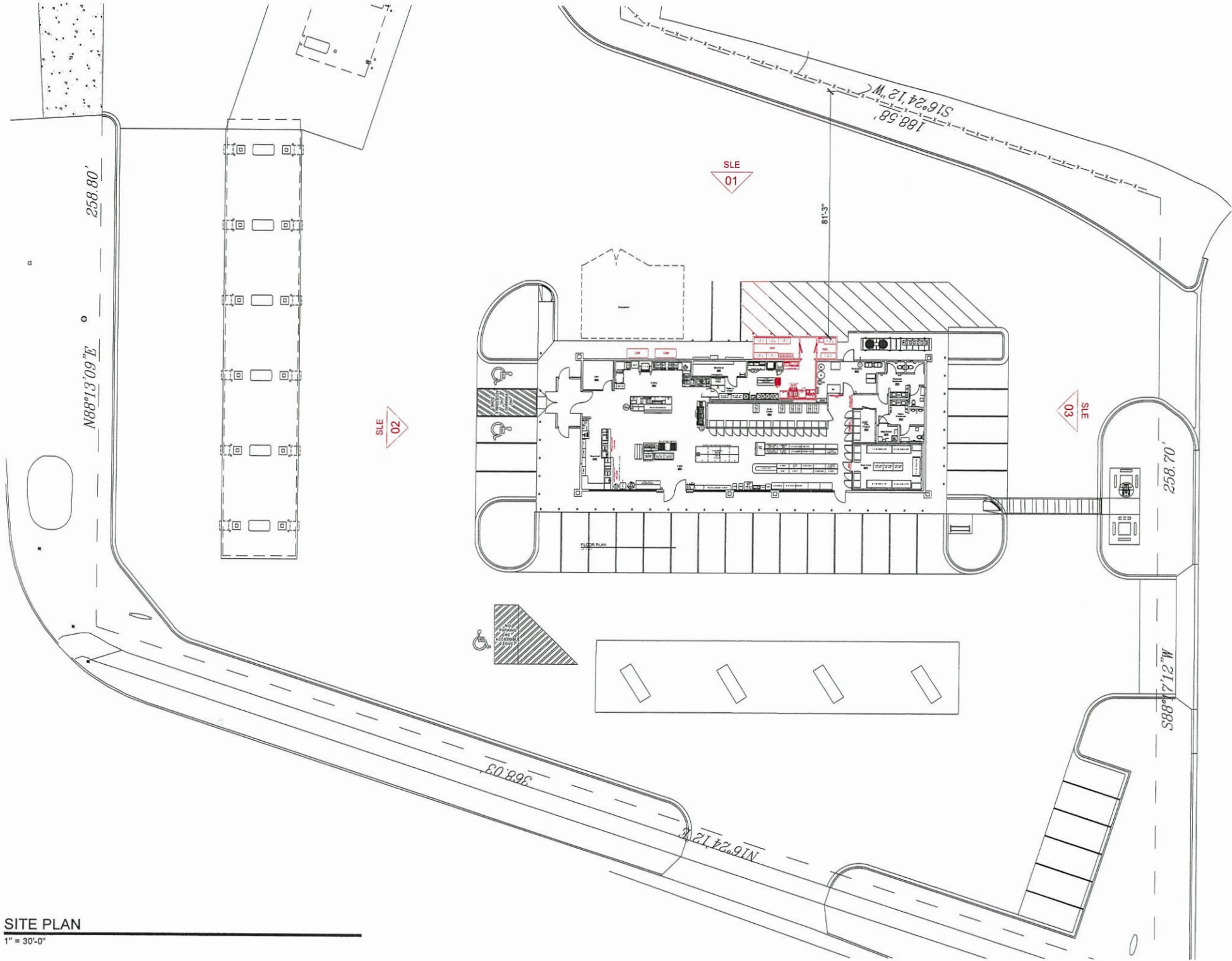
Chris Nutini

608-793-5551

cnutini@kwiktrip.com

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.



SITE PLAN
1" = 30'-0"

**KWIK
TRIP**

STORES

**KWIK
STAR**

STORES

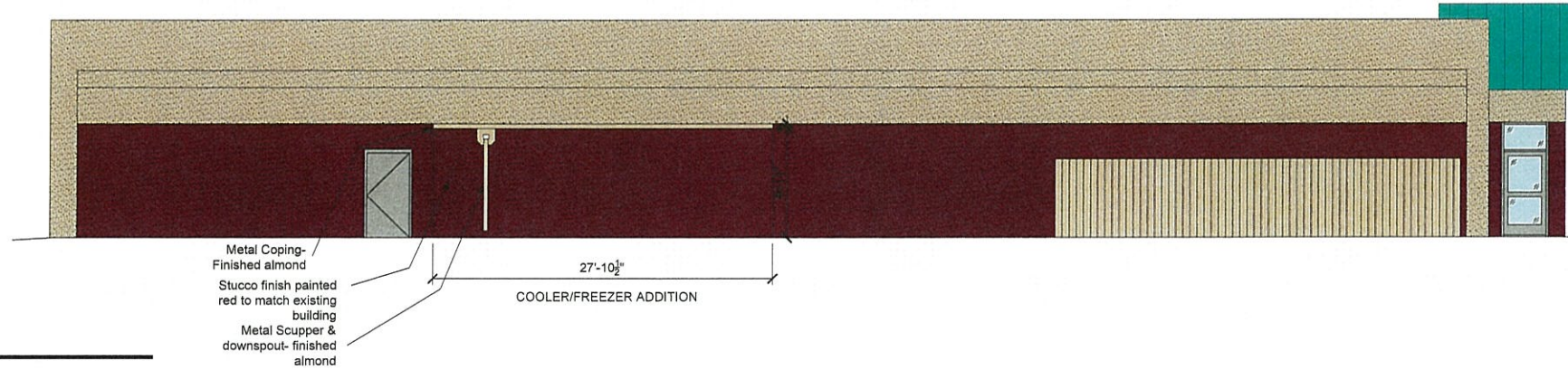
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SITE PLAN

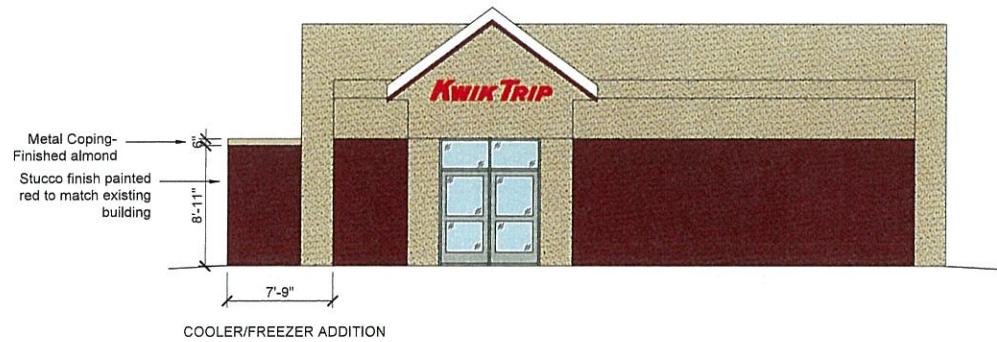
CONVENIENCE STORE #791
CATEGORY MANAGEMENT

984 N. SHAWANO ST.
NEW LONDON, WI

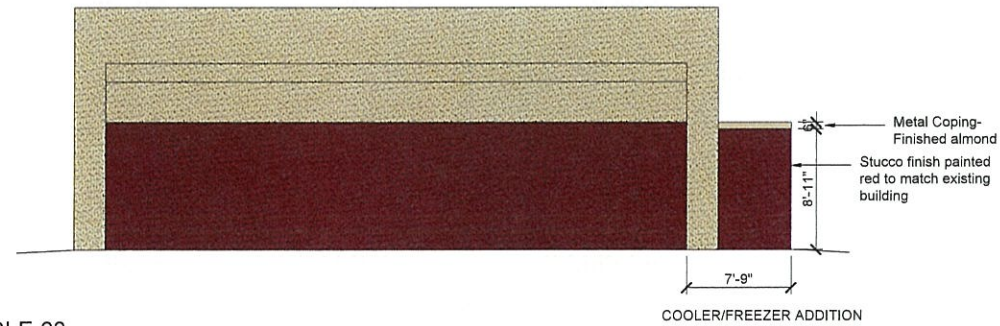
#	DATE	DESCRIPTION



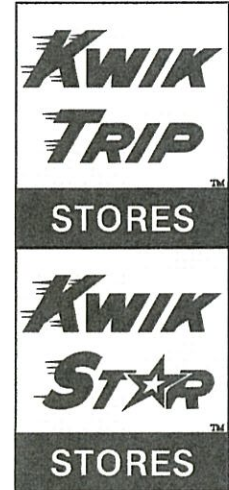
SLE 01
1" = 30'-0"



SLE 02
1" = 30'-0"



SLE 03
1" = 30'-0"



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

STORE ELEVATIONS
CONVENIENCE STORE #791
CATEGORY MANAGEMENT

984 N. SHAWANO ST.
NEW LONDON, WI

#	DATE	DESCRIPTION
DRAWN BY		CHRIS NUTINI
SCALE	1" = 30'	
PROJ. NO.	0001	
DATE	2020/7/21	
SHEET	SLE	



Randal Backhaus – Bldg. Inspector / Zoning Administrator
215 N. Shawano
New London, WI 54961
(920) 982-8500 Ext. 112
C-920-210-3125
rbackhaus@newlondonwi.org

City of New London

Memo

08-19-2020

To: Planning Commission
From: Randy Backhaus
CC:
Re: Variance Request

Attached is the building plan for the proposed accessory structure for Gerald Reger located at 2411 County Road DD for your review. This property is zoned R-2 One and Two Family Residential. I have reviewed this plan and the structure has a height of twenty-one foot eight inches (21'-8") which exceeds the maximum fifteen foot (15') height limit for accessory structures by six-feet eight-inches (6'-8"), all other building and zoning requirements will be met. Mr. Reger is requesting a variance to allow the additional height.

I cannot recommend this variance due to a hardship of other than personal necessity cannot be established.

Any questions, please call me at 920-210-3125 or e-mail me at rbackhaus@geologic.com or rbackhaus@newlondonwi.org.

Thank You
Randy Backhaus

5

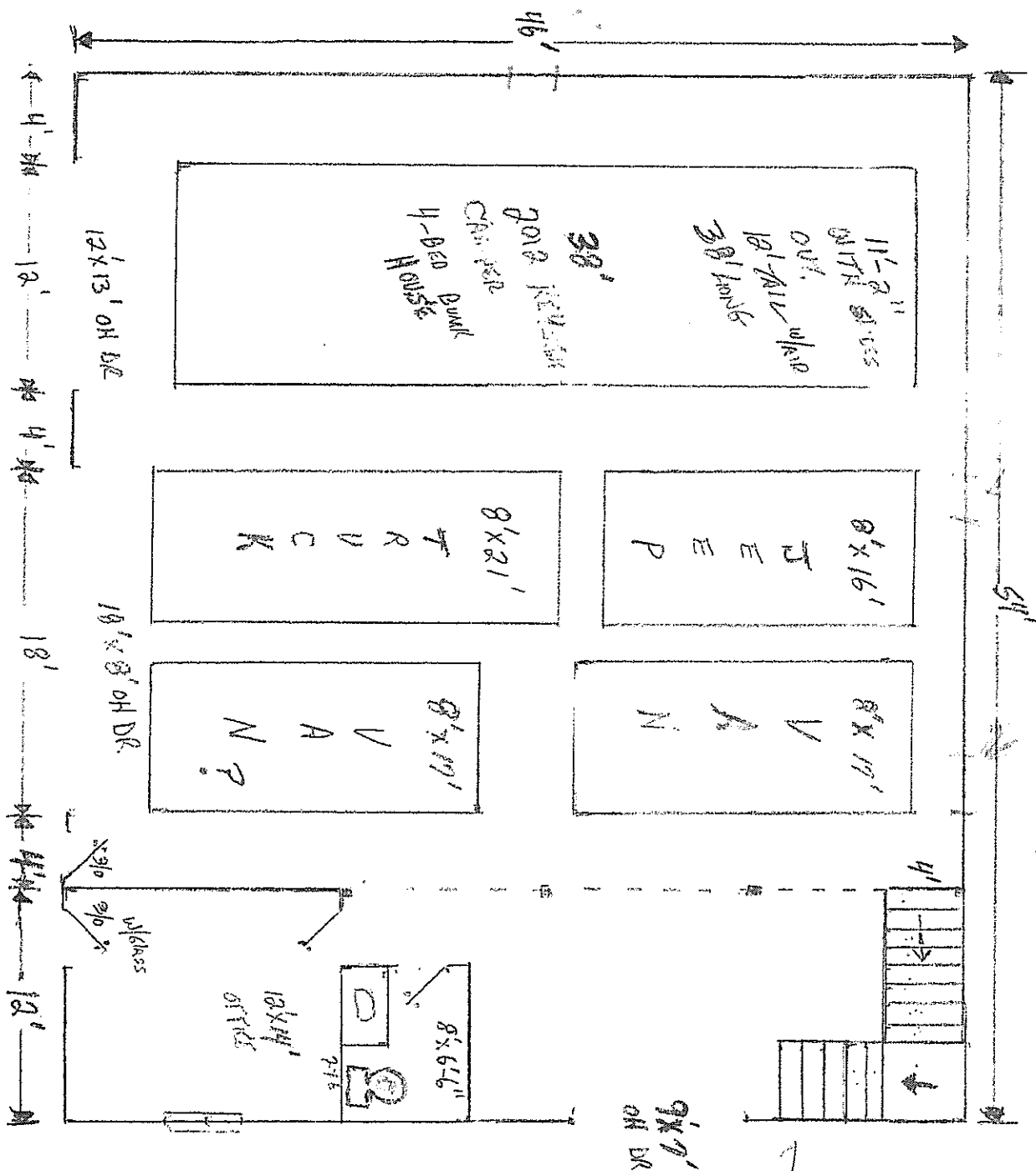
R-2
.86 Acres
CSM 3838 Lot 1

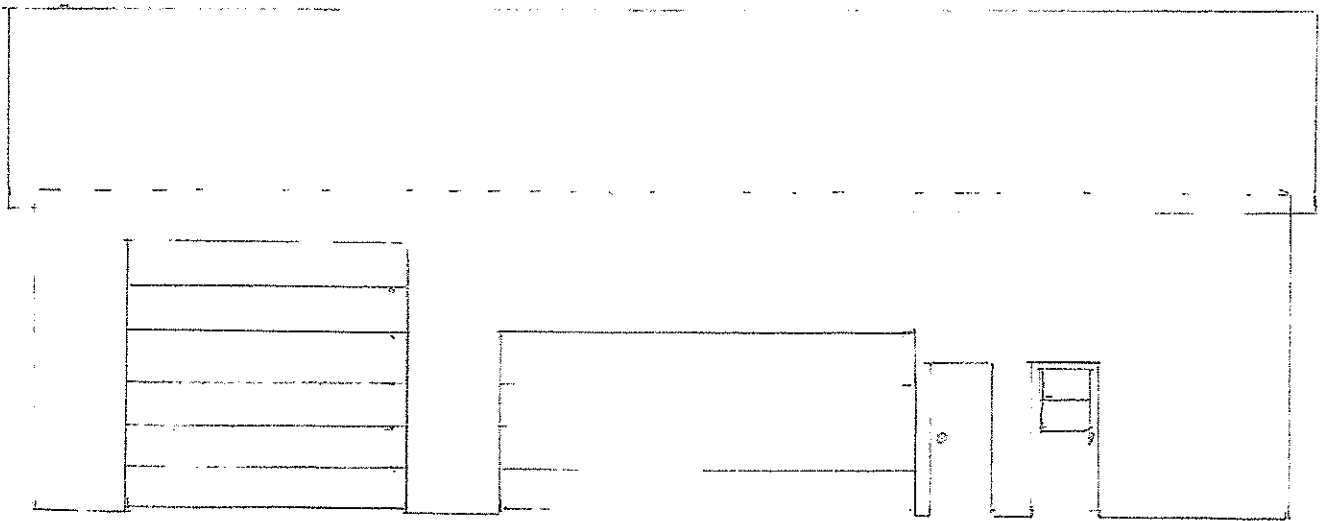
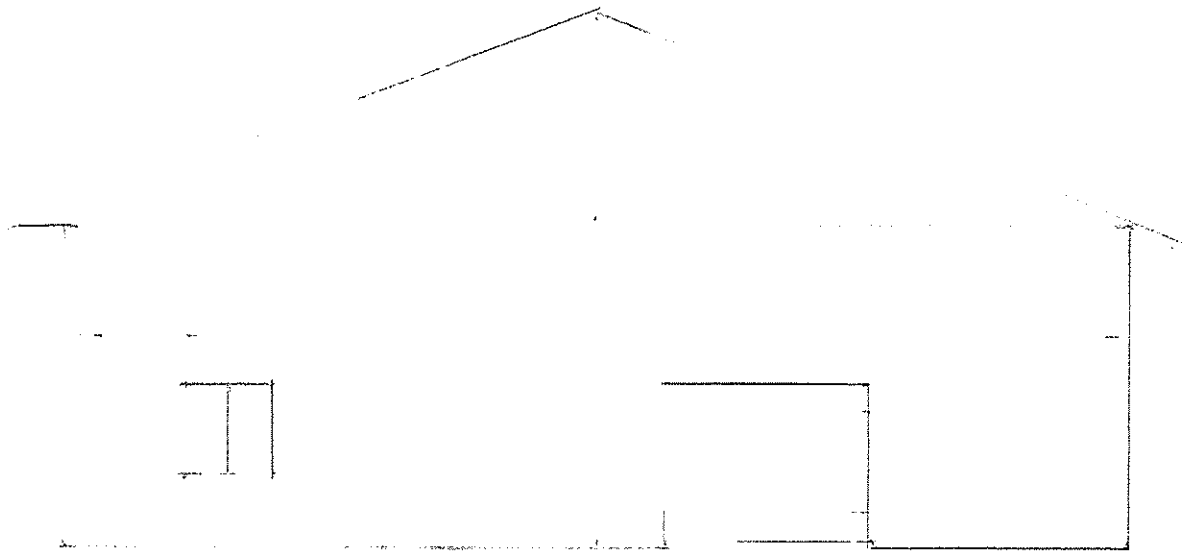
27. 27

51

2118

14' wall Height 23' span 41' Rise
Total Height 7' 8" Rise
21' 6" 8"





17.05 – 10 CENTRAL BUSINESS DISTRICT DESIGN GUIDELINES

(Cr. Ord. # 1237)

17.05 – 10 (1) General Purpose

It is the general intent of the New London Common Council and Planning Commission to renovate, preserve and maintain properties within the Central Business District through a process of design guidelines in order to:

1. Encourage urban design and uniformity;
2. Integrate urban design and preservation of New London's heritage into the process of redevelopment and revitalization;
3. Enhance the character of the New London downtown business community

This ordinance shall be liberally construed to effectuate this purpose.

17.05-10 (2) Signs

(1) **PURPOSE.** The purpose of this sub-section is to regulate, standardize, and enforce outdoor sign advertising and display in the New London Central Business District. This sub-section is intended to promote the effective use of signs as a means to communicate, maintain, and enhance aesthetic value of the Central Business District; promote pedestrian and vehicular safety; protect property values; and provide fair and consistent enforcement.

(2) **DEFINITIONS.** The following terms have the meanings indicated:

- (a) Abandoned Sign: Any sign or a business or building owner that is no longer in use or is in a state of disrepair.
- (b) Business Identification Sign: Any sign that displays the name, address, slogan, logo, or emblem of a particular business.
- (c) Canopy/Awning: A protective roof like covering, often of canvas, mounted on a frame over a walkway or door.
- (d) Central Business District: The Central Business District includes parcels zoned B-1 and designated as the Central Business District in Chapter 17.10-5 (2) of the New London Municipal Code.

CENTRAL BUSINESS DISTRICT DESIGN GUIDELINES 17.05 – 10 (2)

- (e) Non-conforming Sign: Any sign that does not comply with City of New London Municipal Code Sections 17.05–10, 17.09-4, or any other State or Municipal Statute, ordinance or regulation pertaining to signs. Existing non-conforming signs are regulated by Section 17.09 -4 of the New London Municipal Code.
 - (f) Permanent Sign: Any sign that is displayed for the intent of advertising for more than (45) consecutive days.
 - (g) Projecting Sign: Any sign located on a building and perpendicular to the street. No new projecting signs are allowed. See (3) below for further restrictions.
 - (h) Sandwich Board Sign: Any free standing sign with an A-frame shape and messages on at least 2 sides that is generally placed on a sidewalk in close proximity to the business making use of it.
 - (i) Temporary Sign: Temporary signs shall be limited to one for each premise, a maximum of forty (40) square feet per side and limited to a total of 120 days or 5 times per year for any one premises or business, provided that no temporary sign shall be allowed for longer than 45 days.
 - (j) Wall Sign: Any sign that protrudes not more than six inches (6") from the exterior wall of building and is less than twelve feet (12') above the ground or any wall sign that protrudes not more than twelve inches (12") from the exterior wall of the building and is more than twelve feet (12') above the ground.
 - (k) Weatherproof: Material capable of withstanding exposure to all types of repeated weather conditions.
 - (l) Window Sign: Any sign of permanent or temporary nature displayed in any exterior window of a building.
- (3) NON-CONFORMING SIGNS. Signs in existence prior to the adoption of this ordinance and not considered abandoned shall be deemed lawful non-conforming signs. If signs deemed non-conforming are relocated or reconstructed then they shall be subject to the provisions of this ordinance.

(4) ABANDONED SIGNS. The following restrictions shall apply to all signs located within the Central Business District:

- (a) Any sign in the Central Business District that advertises or identifies a business or similar activity must be removed within sixty (60) days of the date such business ceases operation or vacates the premises, or the activity ceases.
- (b) Any sign shall also be removed when it becomes so old, dilapidated or in disrepair as to be unsafe or unsightly.
- (c) Sign removal shall be the responsibility of the owner of the property on which it is located. If the owner fails to timely remove signs as required here, the City of New London shall give the owner of the building thirty (30) days written notice thereof, and on the owner's failure to comply with this notice the City of New London may cause removal to be executed, the expenses of which shall be assessed to the tax roll of the property on which the abandoned sign is located.

(5) WALL SIGNS. The following restrictions shall apply to wall signs located within the Central Business District:

- (a) Each business shall be permitted one externally mounted permanent sign on the main floor of the building, except that any building located on a corner lot may be permitted two externally mounted permanent signs on the main floor of the building, one sign facing each thoroughfare.
- (b) Wall signs shall not exceed ten percent (10%) of the building's exterior facade or one square foot per foot of frontage of the building, whichever is less.
- (c) Wall signs shall be located above the first floor windows and doors but below the second story window sill if applicable.
- (d) Second story wall signs shall not exceed eight (8) square feet in area.
- (e) Wall signs shall be used solely for identification of the business name, services provided and / or available products.
- (f) Wall signs shall not physically diminish the architectural quality or structure of the building to which they are attached.

(6) WINDOW SIGNS. Within the Central Business District, permanent or temporary signs displayed in or on exterior windows shall not cover more than twenty percent **(20%)** of the window surface. Window signs may be illuminated.

(7) SANDWICH BOARD SIGNS. The following restrictions shall apply to sandwich board signs located within the Central Business District:

- (a) No more than one sandwich board sign shall be permitted per property, unless on a corner lot in which case two such signs shall be permitted, one on each sidewalk along each thoroughfare.
- (b) Sandwich board signs shall not exceed two feet in width and four feet in height. Height is measured from ground level to the peak of the sign. Width is measured from the farthest outside edge of the surface area to the opposite outside edge of the surface area.
- (c) Sandwich board signs shall be placed in such manner as to not obstruct pedestrian traffic or take up more than one third of the sidewalk width.
- (d) Sandwich boards shall not be placed so as to extend beyond the property lines on either side of the property to which they apply.
- (e) Sandwich board signs shall contain no more than two (2) sides each on which different messages may appear. Message lettering shall be neat, orderly and visually attractive.
- (f) Sandwich board signs shall be made of durable weatherproof material.
- (g) Lighting is not permitted on sandwich board signs.
- (h) Sandwich board signs shall not be attached to any public property or fixture owned by the City of New London.
- (i) Sandwich board signs shall only be displayed during business hours of the business to which they apply. If established business hours permit sandwich board signs to remain after dusk, then such signs shall be placed in a well-lit area for pedestrian safety.

(8) CANOPIES / AWNINGS. The following restrictions shall apply to canopies and awnings located within the Central Business District.

- (a) Canopies and awnings shall have a minimum ground level clearance of seven feet six inches. (7' 6")

- (b) Canopies and awnings shall not project more than six feet from the building's exterior wall, but shall not extend closer than two feet from any sidewalk curbing
- (c) Words or graphics displayed on any canopy or awning shall not exceed sixteen (16) square feet in overall surface area.

17.05 – 10 (3) FACADE

- (1) PURPOSE. The purpose of this subsection is to promote uniformity and overall aesthetically pleasing facades of the buildings located in the Central Business District for the City of New London.
- (2) WINDOWS. The following restrictions shall apply to windows in need of substantial repair and all window replacement for buildings located within the Central Business District:
 - (a) New windows should reflect the design and overall theme of the Central Business District as described in (5) (a) below.
 - (b) Windows that have been blocked or screened by concrete or other materials should be reopened to re-establish the intent of the original façade.
 - (c) Windows shall be kept clean and free of obstruction
 - (d) Broken windows shall be repaired or replaced in a reasonable period of time, not to exceed thirty days. If repairs are not made in a timely manner, the City may initiate such repairs, the cost of which shall be assessed to the tax roll of the applicable property.
- (3) ELECTRICAL HARDWARE AND WIRING. Electrical hardware and wiring for all buildings located in the Central Business District shall be covered and positioned in a manner that is safe and as aesthetically pleasing as practical.
 - (a) Electrical wiring shall be bundled when possible to eliminate mess and hazard when hanging in front or down the side of businesses.
 - (b) Electrical hardware on the exterior walls of buildings shall be covered in an appropriate manner as to avoid injury and accident.

CENTRAL BUSINESS DISTRICT DESIGN GUIDELINES 17.05 – 10 (3)

- (c) Due to the possible danger that electrical hardware may pose to residents and property, all electrical hardware is subject to this ordinance, regardless of whether pre-existing or not. All electrical hardware not conforming to this amendment at the time of its adoption will be subject to sanctions if not corrected within thirty (30) days of passage of this ordinance.
- (4) BUILDING NUMBERING. All new building numbering should be done in a manner to promote uniformity throughout the New London Central Business District. All new building numbering shall be displayed on the main entrance to the building. Numbers shall be block styled, bold, black and have a three-inch minimum size.
- (5) EXTERIOR WALLS AND MURALS.
 - (a) The architectural design should reflect a unified design, which is in character and proper relationship with the surrounding area.
 - (b) Any additions to exterior walls or the installation of new exterior walls within the Central Business District shall be constructed in a manner that coincides with the surrounding architecture. approved by the Planning Commission prior to construction.
 - (c) Plans regarding murals on business exterior walls shall be approved by the Planning Commission prior to the mural installation, placement or painting. Mural size, color scheme and theme shall be approved by the Planning Commission on a case-by-case basis.
- (6) EXTERIOR MATERIALS AND COLOR. Exterior building materials for facades in the Central Business District shall be complimentary to a building's original materials as well as to those of adjacent buildings.
 - (a) Brick, stone and decorative concrete block are preferred and recommended for all exterior façade repair and rehabilitation. When repairing brick exterior; care shall be taken to match appropriate size, color and texture to existing brick exterior.
 - (b) Colors that are considered earth tone, natural and terra cotta are the preferred choices for brick or stone exteriors. All other materials for prospective projects shall be approved the Planning Commission prior to construction.

- (c) Use of vinyl or aluminum siding is prohibited on the ground level and may only be used for improvements on the second story and above with prior approval from the Planning Commission. Other materials made to either to imitate exterior finish materials or used to cover original architectural features are also prohibited unless approved by the Planning Commission.
- (d) Paint shall be used only on surfaces intended for paint application, including wood, etc. Paint shall compliment the colors of existing materials on the facade such as brick and stone.

17.05-10 (4) OUTDOOR FURNITURE

Furnishings purchased by the City of New London pursuant to permits, donations, et cetera remain the property of the City of New London. Such items shall include without limitation: benches, bicycle racks, flowerpots, tree tubs, urns, and lighting fixtures.

The City shall be responsible for maintenance, pick-up and removal of these furnishings at appropriate times. On a case-by-case basis and only with a consensual agreement between the business owner and the City of New London, a business owner may be responsible for daily upkeep of plants, trees, shrubbery and other maintenance. Unless otherwise noted, the City of New London shall maintain all furnishings acquired for the express purpose of downtown revitalization.

17.05-10 (5) PARKING AND PARKING LOTS

The following subsection shall apply to parking lots located in the Central Business District that are not under the ownership of the City of New London.

- (1) Parking lots or areas in the Central Business District shall be maintained by the property owner. Parking areas shall be free from any detriment that may endanger public safety or personal property.
- (2) Parking areas shall be properly lit from the time period directly following dusk until the closure of the business served by the parking area. Lighting shall not be required if hours of business are concluded before dusk.
- (3) Trash receptacles, dumpsters, storage bins and other containers located in parking areas shall be confined to specified areas and shall remain secured and closed at all times to insure public health and safety.

**City of New London
Planning Commission Minutes
February 27, 2020**

Call to Order:

The February 27, 2020 Planning Commission meeting was called to order by Chairman Steinhorst at 5:00 PM.

Adopt Agenda:

Motion by Goller, second by Steingraber to adopt the agenda. Motion carried 5/0.

Roll Call:

Those in attendance were Steingraber, Thompson, Gabert, Goller and Steinhorst. Spilman, Henke and Noel - excused.

Others in attendance: Paul Hanlon (Building Inspector/Zoning Administrator), Lou Leone (City Administrator), John Faucher (Press-Star), Jim Rieckmann, Mark Herter, Lori Schneider, Julie Parker, Season Hobbs, April Kopitzke and others.

Approval of the January 23, 2020 Planning Commission Minutes:

Motion by Gabert, second by Steingraber to approve the January 23, 2020 meeting minutes as presented. Motion carried 5/0

CSM – Approval – Jim Rieckmann – 226 Wood Lane:

A Certified Survey Map drawn by Carow Land Surveying was presented for approval. This map consisted of three (3) residential lots that were combined into two (2) residential lots.

At this time, the owner also asked permission to construct a second driveway on the North side of his dwelling. This would be a gravel driveway. Hanlon advised that it would be acceptable. In addition, Mr. Rieckmann expressed concern that a culvert located on his "new" property was not draining his property to the wetland adjacent to the railroad tracks, but was actually allowing the water from that area to drain onto his property. His question was whether or not that culvert could be filled to prevent the drainage onto his property. Hanlon advised that question would be forwarded to Chad Hoerth for discussion.

Motion by Thompson, second by Steingraber to approve the CSM. Motion carried 5/0

Approval of Murals presented by Wolf River Art League:

Members of the Planning Commission reviewed 42 murals, of which 38 are proposed to be painted this year. All of the murals except #22 were being placed either in windows or on the sides or backs of the buildings. #22 was proposed for the Pearl Street side of the Bumper to Bumper building and the estimated size was 8 feet high and 16 feet wide. Hanlon wanted to review the Zoning Code regarding the B-1 Central Business District to see if that specific one would be allowed.

Motion by Goller, second by Gabert to approve the murals as presented with a clarification from Hanlon as to whether or not #22 would be permitted. Motion carried. 5/0

NOTE: I reviewed 17.05-10 (3) Façade (5) regarding exterior walls and murals. As this is the only mural that is proposed for the front of a building, it is my opinion that along with the proposed size (8' x 16')

allowing this on the front of the building would set a precedence that would contradict the intent of Central Business District Design Guidelines.

Municipal Code – Recodification of the following chapters:

- A. 195 – Building Code – Motion by Thompson, second by Steingraber to approve with the following additions. Motion carried 5/0
 - a. 195-5 H. Add “See fee schedule resolution”
 - b. 195-25 Add “See fee schedule resolution”
- B. 270 – Smoke and Carbon Monoxide Detectors – Motion by Gabert, second by Goller to approve as presented. Motion carried 5/0
- C. 497 – Article VI – Moving Buildings – Motion by Thompson, second by Steingraber to approve as presented. Motion carried 5/0
- D. 421 – Plumbing Code – Motion by Gabert, second by Goller to approve with the following additions. Motion carried 5/0
 - a. 421-5 D (1) - Add “See fee schedule resolution”
 - b. 421-5 D (2) - Add “See fee schedule resolution”
- E. 249 – Electrical Code – Motion by Goller, second by Thompson to approve as presented. Motion carried 5/0

Other Matters:

Next meeting will be March 26, 2020 at 5:00 pm.

Hanlon explained that Chapter 17 – Zoning Code may be left “as is” for the recodification project because the Comprehensive Plan needs to be updated. Any changes made during that update could be addressed in an amendment to the Zoning Code.

Adjournment:

Motion to adjourn by Goller, second by Gabert.

Meeting adjourned by Steinhorst at 6:00 pm.