

Planning Commission Minutes  
May 24, 2007

**Call to Order:**

The May 24, 2007 Planning Commission meeting was called to order at 5:00 PM by Chairman Henke.

**Roll Call:**

Those in attendance were Henke, Renning, Gabert, Heise, and Gruetzmacher. Noel – Excused.

Others present were Kent Hager (City Administrator), Paul Hanlon (City Inspector), Jeff Bodoh (Engineer), Deb Silvers, Barry Juneau, Randy Johnson, Lisa Johnson, Ann Hunt, Tom O'Connell (Second District Alderman) and Arien Herminath (Fourth District Alderman).

**Approval of the 4/30/07 & 5/7/07 minutes:**

Motion by Heise, second by Renning to approve the minutes of both meetings as presented. Motion carried. 5/0

**CSM for former Wolf River Lumber property:**

A Certified Survey Map was presented for the former Wolf River Lumber property, which is now owned by the City of New London. The survey divided the property into 2 separate parcels, Lot 1, which is 5.0081 acres that will be marketed for future development and Outlot 1 which is approximately .62 acres that will be retained by the City of New London to be used as part of the river trail system.

Motion by Renning, second by Gabert to approve. Motion carried. 5/0

**Approval of extension of the Jeff Handschke developer's agreement:**

Jeff Handschke's developers agreement expired in January of 2007. Jeff has not been able to complete the required work as stated in the original agreement and has asked for a 2 year extension. Hager submitted a memo addressed to the Planning Commission and Finance and Personnel Committee regarding the expired agreement and recommended the agreement be extended to January 19, 2009 with the condition the outstanding assessment of \$17,735.37 from New London Utilities be paid prior to the extension being executed.

Motion by Gabert, second by Gruetzmacher to recommend the extension of the developers agreement with the condition that the outstanding electrical assessment be paid prior to executing the extension. Motion carried. 5/0

**Open fence at 507 Wyman:**

Property owners Deb Silvers and Barry Juneau were present to discuss the request for a Birch open fence with an arbor in the front yard at 507 Wyman Street. The proposed open fence meets the requirements of the ordinance.

Motion by Renning, second by Gabert to approve as presented. Motion carried. 5/0

**Garage Exceeding 1100 square feet and 15 feet in height:**

Randy and Lisa Johnson, 718 Hillside Street, were in attendance to discuss their proposed garage project with the Planning Commission members. The Johnsons are proposing a 1200 square foot garage that will be approximately 23 feet in height and contain a second story to be used for storage. They further explained that the existing house and garage will be torn down in the future to allow for a new single family home to be constructed and the proposed garage is being designed to match the future dwelling.

Motion by Heise, second by Renning to approve. Motion carried. 5/0

**Addition for Griebenow Eyecare:**

Drawings for an addition to the existing Griebenow Eyecare building were reviewed by members of the Planning Commission. Hanlon explained this is a small addition that will be located on the North East corner of the building.

Motion by Renning, second by Gabert to approve. Motion carried. 5/0

**Addition for Northland Electrical Services:**

Members reviewed the proposed drawings for a 1296 square foot addition to the East side of the existing building. The addition will be used as a training room for their employees.

Motion by Renning, second by Heise to approve. Motion carried. 5/0

**Walgreens Landscape Plan:**

Walgreens has requested to eliminate the plantings around the building and in lieu of them provide additional landscape on the site. A proposed landscaping plan was presented for review. Members were pleased with the landscaping being proposed.

Motion by Heise, second by Gabert to accept the proposed plan without plantings around the building. Motion carried. 5/0

**Discussion of the downtown riverfront zoning:**

Hager explained the current zoning for the property was Manufacturing and suggested that a commercial zoning be placed on the property. Hanlon suggested that the B-2 use would be acceptable, because the B-1 district has a zero front and side yard setback. This zoning will remain in place until a developer comes forward with a plan for the entire site. At that time the Planning Commission may consider placing a Planned Development overlay district on the property.

Motion by Gabert, second by Renning to have staff proceed with the rezoning process. Motion carried. 5/0

**Comments on Comprehensive Plan:**

There was a short discussion of the written comments provided by Jennifer Sunstrom. Henke suggested that a couple of members get together and review the comments and the actual language of the comprehensive plan and recommend any changes. Hager has a copy of the comprehensive plan map that is need of a couple changes also. Henke, Renning and Hanlon will meet on June 13<sup>th</sup> to work on this.

**Other Matters:**

Henke stated there were a couple of awnings in the business district that were torn and needed to be removed or repaired. Hanlon will follow-up.

**Adjournment:**

The meeting was adjourned at 5:40 pm by Henke.