

## **Planning Commission Minutes February 27, 2014**

### **Call to Order:**

The February 28, 2014 Planning Commission meeting was called to order at 5:03 PM by Chairman Steinhorst.

### **Adopt Agenda:**

Motion by Gebart and seconded by Thompson to adopt the agenda as presented. Motion carried. 6/0

### **Roll Call:**

Those in attendance were, Steinhorst, Gabert, Spilman, Renning, Gruetzmacher and Thompson. Excused - Henke and Noel.

Others in attendance: Paul Hanlon – Zoning Administrator, Kathy Thunes – ECWRPC, representatives from the Shepherd of the River Church and numerous property owners from Starlight Drive, Northstar Ct and Pine Ridge Drive

### **Approval of the 01-23-14 Minutes:**

Motion by Renning and second by Spilman to approve the minutes of the 01-23-14 meeting as distributed. Motion carried. 6/0

### **Public Hearing – Conditional Use Request for a Religious Facility in an R-1 Residential District – Kathleen Nicholson:**

Chairman Steinhorst opened the public hearing at 5:05 pm. Planning Commission members Gruetzmacher and Spilman announced they would be abstaining from any action on this matter. The spokesman for Shepherd of the River Church was Joe Kaczorowski. Mr. Kaczorowski had been provided with a petition from property owners in the covenanted area around the perspective church site just before the meeting started. This petition included signatures of property owners who had initially signed a document circulated by Mr. Kaczorowski and Mr. Dent from Shepherd of the River Church to amend the original covenants which only allow 1 & 2 family dwellings without the signatures of 51% of the property owners. Mr. Kaczorowski stated the Church was interested in the property for construction of a Church and if approved the Church intended to be a good neighbor. Dave Radtke also stated that all of the Churches in the City are located in residential areas. Lucinda Cowen, a property owner on Pine Ridge Drive, was concerned about various issues with a Church being constructed on the proposed site, stating she was concerned about increased traffic in the area, fugitive lighting from the parking lot, loitering and vandalism in the area. In addition Starlight Drive is a narrow, dead end street; which is not conducive to good traffic flow. She was also under the impression the property in question bordered her property, however; Hanlon advised her there was parcel of land owned by the City of New London between her property and the subject property. Tom Spilman, a property owner on Northstar Ct. also spoke against the Conditional Use request stating he located his home in this particular area because it was in a cul-de-sac and was a quiet area. Spilman explained the logistics of putting something other than a single family residence in this area was going to create increased traffic and other problems for the residents, especially if the school and the church both had a large event at the same time. Overflow parking from the school does wind up on Starlight Drive. Others in the audience commented about how they liked the natural setting this property gave the neighborhood with the deer and other animals they have seen.

Chairman Steinhorst closed the public hearing at 5:30 pm.

### **Action on Above:**

No action taken.

### **Discussion of Consistency Comparison between Zoning Code and Comprehensive Plan (Housing Element) – Kathy Thunes – ECWRPC:**

Kathy Thunes, ECWRPC, led a discussion of the comparison of the Housing Element of the Comprehensive Plan and the Zoning Code. The discussion focused on in-fill lots, definitions of modular homes, locations acceptable for mobile homes and site plan review for multi-family dwellings. Several examples of wording from another municipality were provided to the members. These topics will be discussed in depth at the March 27<sup>th</sup> meeting. Kathy is scheduled to be at the April 24<sup>th</sup> meeting to discuss the Population and Housing and Transportation elements of the Comprehensive Plan.

**Other Matters:**

Hanlon gave a short update on projects going on in the City.

**Adjournment:**

Motion by Renning, second by Spilman to adjourn. Motion carried 6/0. Meeting adjourned at 6:03 pm.