

## Planning Commission Minutes March 27, 2014

### **Call to Order:**

The March 27, 2014 Planning Commission meeting was called to order at 5:00 PM by Chairman Steinhorst.

### **Adopt Agenda:**

Motion by Renning and seconded by Thompson to adopt the agenda as presented. Motion carried. 5/0

### **Roll Call:**

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

Others in attendance: Paul Hanlon – Zoning Administrator.

### **Approval of the 02-28-14 Minutes:**

Motion by Thompson and second by Renning to approve the minutes of the 02-27-14 meeting with an amendment to the Public Hearing – Conditional Use Request. That amendment follows and is bold print. Mr. Kaczorowski had been provided with a petition **against the Conditional Use** from property owners in the covenanted area around the perspective church site just before the meeting started. Motion carried. 5/0

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

Members discussed the information of the Housing Element comparison that was presented at the February meeting by Kathy Thunes, ECWRPC. In all, there were nine (9) specific issues addressed in this comparison. The specific references are as follows:

1. Comp Plan Policy H-2 / Zoning Ordinance 17.11-3. Residential districts discussed residential development in in-fill districts. Existing R-1 and R-1R (single family residential districts) do not allow duplexes as a permitted use or a conditional use. The point of discussion for this was whether or not the City would consider allowing duplexes as a conditional use. A consensus of the members was to not make this change.
2. Comp Plan Policy H-10 and H-11 / Zoning Ordinance 17-11-3 and Appendix. These sections deal with the differences between mobile homes and manufactured homes, which are defined in the appendix as modular homes. The difference between a mobile home and manufactured / modular home was explained. The recommendation was the City should add language to the Zoning Code Appendix stating that modular homes meeting all applicable codes be allowed in all districts that allow "stick built" homes. Members felt the current ordinance was sufficient regarding the location of modular or manufactured homes.
3. Comp Plan Policy H-12 / Zoning Ordinance 17.11-3(2). Guidelines for the installation of mobile homes are addressed in this section. Although mobile homes are allowed only in an R-6 Mobile Home zoning area, the Zoning code does not establish any additional requirements. Hanlon explained the State requires mobile homes to be installed per SPS 321.40. This installation requirement deals with soil mechanics, site preparation, structural support, stabilization and anchorage, setting, ventilation of crawl spaces, connections of plumbing, electrical and HVAC equipment and joining of home sections. It does not deal with roof pitch, skirting, type of siding or HUD construction regulations for units built after June 14, 1976. There was some discussion about regulating the age of any units being moved into the mobile home park. Members agreed that units being moved in should not be more than 10 years old. Hanlon will research whether or not this requirement can be added to the zoning ordinance.
4. Comp Plan Policy H-13 / Zoning Ordinance 17.05, 17.07-2(1) and 17.07-5A&B. Members felt the issues in this section were handled through the Site Plan Review process and opted to not take any further action on this issue.
5. Recommendation in Comp Plan to establish development standards for housing other than single family / Zoning Code 17.05 and 17.11-3 and Appendix. ECWRPC is assuming this recommendation is referring to standards for mobile homes and multi-family housing. The requirements of the Site Plan Review for dwellings that are three or more families and the regulations for placement of mobile homes satisfied the Planning Commission members.
6. Recommendation in Comp Plan to modify the zoning map to increase areas that allow for duplexes, multi-family housing, mixed-use development or planned unit developments / Zoning Ordinance 17.11-3 Residential Districts. This recommendation of the Comp Plan to review and modify the zoning map is something that needs further consideration. Members agreed there is a need for duplex lots. It was suggested maybe the area on the East side

of N. Shawano Street and South of Spurr Road be considered for residential sites if the soil conditions would not support a large footprint building.

**Other Matters:**

There was a brief discussion about the Saputo plant closing with concerns about what lies ahead for that building

**Adjournment:**

Motion by Noel, second by Renning to adjourn. Motion carried 5/0. Meeting adjourned at 5:45 pm.