

## **Planning Commission Minutes April 24, 2014**

### **Call to Order:**

The April 24, 2014 Planning Commission meeting was called to order at 5:00 PM by Chairman Steinhorst.

### **Adopt Agenda:**

Motion by Spilman and seconded by Gabert to adopt the agenda as presented. Motion carried. 7/0

### **Roll Call:**

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

Others in attendance: Kent Hager – City Administrator, Paul Hanlon – Zoning Administrator, Joe Marquardt and Jo Collar – New London School District, Ken and Holly Bentzler and Gale and Bonnie Wandke.

### **Approval of the 03-27-14 Minutes:**

Motion by Renning and second by Thompson to approve the minutes of the 03-27-14 meeting as presented. Motion carried. 7/0

### **Public Hearing – Conditional Use Request for a Charter School in a R-1 Residential District – New London School District:**

The public hearing was called to order at 5:03 pm by Chairman Steinhorst. Joe Marquardt – Director of Business of Services and Jo Collar – Director of Teaching and Learning, gave an overview of what a Charter School does and the types of students that attend. After the overview they addressed questions from the neighbors in attendance. One neighbor was concerned about the effect on property values from having this facility in the neighborhood. One Planning Commission member commented the building is already being used as a Church so the use as a school should not affect the value. Henke asked if the School District had any idea of how much more traffic would be in the neighborhood with this use. Marquardt explained that would depend on how many of the students would be of driving age and if they had access to a vehicle. The students at this facility will range from grades 7-12. Public hearing closed at 5:27 pm by Chairman Steinhorst.

### **Action on Above, if Any:**

Motion by Henke, second by Renning to approve the Conditional Use request. Motion carried 7/0

### **Review Draft Amendment of the 2030 Comprehensive Plan:**

Hanlon explained the process of amending the comprehensive plan to accommodate a zoning change. The process will include a Class I – 30 day notice, a Public Hearing, adopting a resolution and adopting an ordinance. For the process to begin, the Planning Commission will have to make that recommendation.

### **Action on Above, if Any:**

Motion by Thompson, second by Noel to recommend the process to amend the 2030 Comprehensive Plan begin. Motion carried. 7/0

### **Discussion of Consistency Comparison Between Zoning Code and Comprehensive Plan (Transportation and Utilities and Community Facilities Sections:**

Kathy Thunes, ECWRPC, led a discussion on the consistency comparisons of the Transportation and Utilities and Community Facilities sections of the 2030 Comprehensive Plan and the Zoning Code. In both sections there were numerous discrepancies between the two documents. In the Transportation section, the issues included cost of improvements to developers, cul-de-sacs and increased pedestrian connectivity, in which a sidewalk policy for new developments was recommended. The Utilities and Community Facilities comparison included discussions on on-site storm water management and the maintenance of those facilities, extension of municipal services into areas that are not going to be immediately developed, feasibility analysis for extensions of electric, water, sewer and storm sewers, protection of natural resources and wireless communication facilities. Kathy also touched on the need to preserve historical buildings and archeological sites. The Planning Commission will be discussing these comparisons at future meetings and then make recommendations on how to approach each issue. No action taken.

**Other Matters:**

None

**Adjournment:**

Motion by Henke, second by Gabert to adjourn. Motion carried 7/0. Meeting adjourned at 6:23 pm.