

Planning Commission Minutes April 23, 2015

Call to Order:

The April 23, 2015 Planning Commission meeting was called to order at 5:00 pm by Chairman Steinhorst.

Adopt Agenda:

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

Roll Call:

Those in attendance were Steinhorst, Henke, Thompson, Gabert, Gruetzmacher and Goller(5:02). Noel and Spilman excused

Others in attendance: Paul Hanlon – Zoning Administrator, Peggy Vosburg, and Bob Muskevitch.

Approval of the 03-26-15 Minutes:

Motion by Henke and second by Gruetzmacher to approve the minutes of the 03-26-15 meeting as presented. Motion carried. 5/0

Zoning Issues for Tiny Houses (Less than the required 960 sq. ft.)

Peggy Vosburg addressed the Planning Commission regarding tiny houses. Peggy currently lives in California, where tiny houses are becoming popular. These houses normally have less than 500 square feet of living space. New London's Zoning Code requires a minimum of 960 square feet for a single family home. Peggy is interested in purchasing a lot in the City to construct a tiny house. Hanlon explained the Zoning Code would have to be amended to allow this type of home. Goller stated she did some research on the topic and found the City of Viroqua had addressed this type of dwelling in their ordinances. Goller will forward the information to Hanlon for distribution to the members. Vosburg was informed this topic will be discussed further at the next Planning Commission meeting. Vosburg asked that she be informed on whether or not the Planning Commission was going to move forward with amending the Zoning Ordinance to allow the tiny homes. No action taken.

Mobile Home Age Restrictions:

After discussing the age of mobile homes that are allowed to be brought into the City at the last meeting, a request for ordinances addressing this subject was sent out to the Municipal Clerks by Sue Tennie, City Clerk. There were three responses received. Of those responses, two of them had a 10 years old or newer age requirement, with one of those being 10 years old or a value of more than \$10,000 – as valued by the local assessor. Hanlon recommended the ordinance be amended to state no mobile home older than 10 years be allowed in the City of New London. Motion by Gruetzmacher, second by Goller to amend the Zoning Code to reflect the 10 years old or newer requirement for mobile homes. Motion carried. 6/0

Cell Tower Legislation:

Members reviewed 2013 Wisconsin Act 20, which addresses local control over the siting of mobile service / cell towers. This was included in the 2013-2014 state budget and makes most or all existing ordinances unenforceable unless they are in compliance with ss66.0404. Hanlon will get a model ordinance ready for the May meeting. No action taken.

Continue discussion of comparing Comprehensive Plan and Zoning Ordinances for consistency:

Other Matters:

A portion of the Transportation Element of the comparison was discussed.

In Policy T-1 there was a question on when are streets accepted by the City as a public street. Hanlon had discussed this with Jeff Bodoh, Director of Public Works, prior to the meeting and found there was no formal adoption process in place. Bodoh agreed some kind of formal process should be implemented.

In Policy T-2 there was an inconsistency in the street widths. The developer is required to install a 36 foot wide road base which would not be wide enough to support the curb and gutter installation. The City is responsible for the additional 1 foot that would support the curb and gutter. Hanlon recommended the developer be required to install a 39 foot road base that would provide ample space and proper support for installation of the curb and gutter.

In Policy T-3 it states dead end roads and cul-de-sacs should be avoided to the extent practicable and allowed only where physical site features prevent connection with existing or planned future roadways. Chapter 18.10(3) lists the different types of street arrangements, but it does not specifically address cul-de-sacs. The recommendation was to add cul-de-sacs to the street arrangement list along with language to allow them only where physical site features prevent connection with existing or planned future roadways.

The above changes will be made as part of the overall amendment to the Municipal Code after the consistency comparison is complete.

Other Matters:

Hanlon updated the members on the construction of the 3 -12 unit apartment buildings on Partridge Drive. Utility construction will begin in May with building construction to follow.

Next meeting May 28, 2015 at 5:00 pm.

Adjournment:

Motion by Goller, second by Gabert to adjourn. Motion carried 6/0. Meeting adjourned at 5:55 PM.