

Planning Commission Minutes March 31, 2016

Call to Order:

The March 31, 2016 Planning Commission meeting was called to order at 5:00 pm by Chairman Steinhorst.

Adopt Agenda:

Motion by Gabert and seconded by Henke to adopt the agenda as presented. Motion carried. 4/0

Roll Call:

Those in attendance were Steinhorst, Henke, Spilman, Gabert and Goller (arrived at 5:08). Excused – Gruetzmacher, Thompson and Noel.

Others in attendance: Paul Hanlon – Zoning Administrator, Scott Bellile – Press Star

Approval of the 01-28-16 Minutes:

Motion by Gabert and second by Spilman to approve the minutes of the 01-28-16 meeting as presented. Motion carried. 4/0

Discuss Map Amendment to the Comprehensive Plan Future Land Use Map:

Members reviewed the proposed maps for the Comprehensive Plan Future Land Use Map amendment and discussed a couple of variations of what was proposed at the January meeting. Specifically regarding the areas proposed to be changed to institutional and whether or not the property on the West side of S. Pearl Street should be changed from Commercial to Institutional because it is the intended site for a new library. It was decided to just make this amendment specific to the Residential to Commercial changes on Smith and Cook Street and include the other changes with a future map amendment. Motion by Spilman, second by Henke to revise the map and make only the Residential to Commercial changes on Smith and Cook Street. Motion carried. 5/0

Approval of Proposed Future Land Use Map Amendment:

A review of the proposed amendment was reviewed by the Planning Commission. Motion by Gabert, second by Henke to approve amendment CPA-01-16 after removing the portions relating to the institutional use changes. Motion carried. 5/0

Approval of Certified Survey Map – Property Division at 1370 N. Shawano:

A certified survey map dividing a parcel at 1370 N. Shawano Street was presented for approval. This division created one parcel with the existing building and another buildable parcel with access from Handschke Drive. Motion by Henke, second by Spilman to approve as presented. Motion carried. 5/0

Request for detached garage exceeding 1100 S.F. in size and 15 feet in height – Terry Dorschner/ 1200 Montgomery Street:

Terry Dorschner requested permission to construct a detached garage on the property directly behind his home at 1200 Montgomery Street. The proposed building will exceed the maximum size and height allowed in the Zoning Code. Motion by Gabert, second by Goller to approve the building as long as the parcel the building is on is combined with the parcel containing the dwelling. Motion carried. 5/0

Request for Conditional Use – Granite Valley Forest Products – Sawmill at 500 County Road S:

Hanlon presented a request for a Conditional Use Permit from Granite Valley Forest Products, 500 County Road S. The request is to allow the construction and operation of a sawmill on this site. The public hearing will be scheduled for the April 28th Planning Commission meeting. No action taken.

Discussion of Tiny Houses:

Members began the discussion focusing on where the tiny houses could be located. Members felt using them to in-fill on vacant lots in established areas would not be well received by neighboring property owners. It was a consensus of the members these houses should be located in an area that would consist of dwellings all relatively close to the same size. The discussion raised questions on minimum dwelling size and minimum and maximum lot size. It was decided to use available network resources to request information on tiny house zoning and tiny house developers to help facilitate further discussion on this topic. No action taken.

Other Matters:

Henke and Hanlon brought the members up on current and upcoming projects at Northland Electric, Granite Valley Forest Products and Fox Valley Hematology.

Adjournment:

Motion by Goller, second by Gabert to adjourn. Motion carried. 5/0
Meeting adjourned at 6:20 pm.