

Planning Commission Minutes June 23, 2016

Call to Order:

The June 23, 2016 Planning Commission meeting was called to order at 5:01 PM by Chairman Steinhorst.

Adopt Agenda:

Motion by Thompson, second by Henke to adopt the agenda as presented. Motion carried. 4/0

Roll Call:

Those in attendance were Steinhorst, Henke, Gabert, and Thompson. Spilman arrived at 5:04. Noel and Goller excused.

Others in attendance: Paul Hanlon – Zoning Administrator, Ken Jaworski – Martenson & Eisile, Tom O’Connell – Alderman, Scott Bellile – Press – Star, Corey Defferding and Tom Collar – Northland Electric, Diane Montgomery and Mark Baetke.

Site Plan Review – Northland Electric:

Corey Defferding addressed the Planning Commission regarding the proposed site plan. Hanlon advised the proposed site plan was in order.

Motion by Henke, second by Thompson to approve the site plan as presented. Carried 5/0

Discussion of Tiny Houses – Ken Jaworski – Martinson & Eisele:

Ken Jaworski provided the Planning Commission with information on the Tiny House movement. There are several ways to look at this issue which include do nothing and react to the issue when it comes up, put the zoning in place to allow Tiny Houses or develop a Tiny House district. Jaworski feels this movement is not just a fad, but a new type of affordable housing. At this point having the zoning in place and not mapping it is all that is necessary. It was a consensus of the members to get a proposal from Ken Jaworski to assist the Planning Commission in putting together the necessary zoning for Tiny Houses allowed in designated areas.

Discussion of Home Occupations and Residential Businesses:

Mark Baetke and Diane Montgomery addressed the Planning Commission regarding their concerns with the current definitions of a Home Occupation and Residential Business. They have a neighbor operating a home occupation that involves the use of power tools that when operated for more than a few minutes are very annoying. Copies of ordinances for both Home Occupations and Residential Businesses from other municipalities were provided to the members. Henke requested the Planning Commission put this topic on the July meeting agenda for future discussion. No action taken.

Discussion of 17.04 Performance Standards:

This topic was included in the discussion of the Home Occupations and Residential Business discussion above.

Certified Survey Map – Terry Dorschner:

A certified survey map relocating the boundaries for Terry Dorschner’s property on Montgomery Street was submitted for review and approval. This map made the parcel that Terry’s house is no larger to allow for the construction of a storage shed. Motion by Thompson, second by Henke to approve as presented. Motion carried. 5/0

Conditional Use Request – Faith Christian Church for 1100 Orville Drive:

The meeting for this Conditional Use is scheduled for 5:00 pm on July 14, 2016. At the request of Corey Defferding – Northland Electric, the meeting time will be moved to 7:01 am on July 14, 2016
No action taken.

Other Matters:

None

Adjournment:

Motion by Henke, second by Gabert to adjourn. Motion carried 5/0 Meeting adjourned by Steinhorst at 6:12 PM