

**City of New London
Planning Commission Minutes
August 23, 2018**

Call to Order:

The August 23, 2018 Planning Commission meeting was called to order by Chairman Steinhorst at 5:00P.M.

Adopt Agenda:

Motion by Gabert and seconded by Henke to adopt the agenda as presented. Motion carried. 6/0

Roll Call:

Those in attendance were Henke, Gabert, Steingraber, Steinhorst, Goller and Noel. Spilman and Thompson excused.

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

Approval of the July 26, 2018 Minutes:

Motion by Noel and seconded by Goller to approve the minutes of the July 26, 2018 meeting as presented. Motion carried. 6/0

Certified Survey Maps – Dollar General / Bucky's:

Two Certified Survey Maps were presented for approvals. The first map was a revision of the previously approved CSM dividing the Bucky's parcel into two parcels. This map was being amended to make Lot 1 slightly larger than the first map. The second map combined Outlot 1 from the Bucky's CSM with the former D&M Auto site.

Motion by Gabert, second by Noel to approve the amended Certified Survey Map. Motion carried. 6/0

Motion by Henke, second by Goller to approve the Certified Survey Map combining the two parcels. Motion carried. 6/0

Discussion of the "Draft" Home Occupation Ordinance:

Alderman Dave Morack, on behalf of the Economic Development Committee, addressed the Planning Commission regarding the "Draft" of the Home Occupation Ordinance. Morack explained the Economic Development Committee was concerned about several regulations in the "Draft" that may discourage entrepreneurs from starting a home business or at least requesting the Conditional Use Permit that would be required.

17-11.3 1.(b)] was discussed to determine whether or not the \$200 fee for the Conditional Use is excessive. Henke explained there were various fixed costs the \$200 fee covered. Those costs included publications, preparing and mailing the notices for property owners within 200 feet of the subject property and cost of City staff. Morack suggested the fee be reviewed and remove the cost of City staff from the fee.

17-11-3 2.(b) states there is a 50% maximum space limit for a Home Occupation. Hanlon explained that was for either the dwelling or the accessory building.

Discussion of the "Draft" Home Occupation Ordinance: (cont.)

17-11.3 2(e) limits the Home Occupation to no more than one person in addition to the members of the family that are permanent residents of the dwelling. The discussion that followed considered the pros and cons of allowing more than one additional person. It was decided the number of non-family workers would be addressed at the Conditional Use hearing and would be based on the type of work being done.

17-11.3 2(f) addresses the number of vehicles allowed at the residence in conjunction with the Home Occupation to one. This will be amended to allow for additional vehicles as long as they are not causing a nuisance in the neighborhood.

17-11.3 2(h) limits the size of a sign for a Home Occupation to 2 square feet. It was recommended this be amended to 4 square feet.

17-11.3 2(j) limits client visits to no more than 5 per day and no more than 2 clients at one time. This section will remain as is.

17-11.4 contained language that was contradictory to itself and had several uses that members felt should be allowed for a Home Occupation. After reviewing the entire paragraph it will be amended to include automotive painting and paint shops, recreational vehicle repair, welding, retail food or wholesale food that requires a state license, kennels, fitness centers, aerobic exercise studios and restaurants.

An updated draft will be presented for approval at the September 27, 2018 meeting.

No action taken

Review of the current Zoning map for future amendments:

Henke showed the members the work he has done updating the zoning map. He thought he may have the entire map updated for the September 27, 2018 meeting.

Other Matters:

Next meeting will be September 27, 2018 at 5:00 pm.

Hanlon and Henke shared the status on several projects that are ongoing in the City. These included the Tractor Supply Store, a new single family dwelling on E Quincy Street and several homes scheduled for the Oak Ridge Heights Subdivision. (Area behind and South of Bohlman's Apartments)

Adjournment:

Motion by Goller and second by Gabert to adjourn. Motion carried 6/0. Meeting adjourned at 6:06 pm.