

**City of New London
Planning Commission Minutes
Thursday April 29, 2021**

Roll Call:

Those in attendance were Chairman Bob Besaw, Dona Gabert, Mayor Mark Herter, Susie Steingraber, Jason Bessette, and Jaime Walbruck

Excused Members: Tom Spilman, Doug Noel (excused)

Others in attendance: City Administrator Chad Hoerth, Building Inspector/Zoning Administrator David Vincent (via zoom), Steve Groat (via zoom), Billie Olson, Tim Roberts, Randy and Ingrid Retzlaff, Jacqui McElroy (via zoom), Kal McHugh (via zoom), Madeline Check (via zoom) Shayne Fellenz (via zoom).

The meeting was called to order by Chairman Besaw at 5:01pm. Gabert/Steingraber to approve the agenda. Carried by all.

The April 1st, 2021 minutes were reviewed and approved by Walbruck/Steingraber. Carried by all

Vincent informed the committee of a front yard fence request submitted for 207 E. Beacon Ave. City ordinance requires approval from the Planning Commission to place a fence in the front yard. The request is to install a black powered coated 4 foot high chain linked fence. The commission asked questions about connecting the new fence to the neighbor's existing back yard fence, Vincent will work that out with both property owners.

Motion by Mayor Herter, seconded by Gabert to approve the front yard fence request. Motion carried by all.

Jacqui McElroy, Kal McHugh, Madeline Check and Shayne Fellenz from SC Swiderski LLC were present to provide information on a residential development they are proposing on a 31 acre parcel they purchased at the corner of House Road and County Hwy S. Their conceptual site plan includes multifamily housing on the southern end of their parcel and a single family sub development on the northern end. The increased value of the entire development would be estimated at \$16 million. The main focus at this time was to have a preliminary discussion and get Planning Commission feedback regarding the rezoning that would be needed to allow the development to occur. Commission members asked questions about the existing zoning and land use around the proposed development and felt that the quality of the proposed housing units would not conflict with the current land use in the area. Since this was just a preliminary discussion for feedback, no motion was made at this time.

A preliminary CSM was presented to the commission for a 16 acre parcel at the corner of Beckert Rd and Oshkosh Street owned by Randy Retzlaff (parcel 33 13 34 19). The purpose of the CSM was to divide the parcel for future residential development.

Motion by Bessette, seconded by Mayor Herter to approve the CSM request as presented.
Motion carried by all.

Randy Retzlaff petitioned the planning commission to consider a future land use comprehensive plan amendment along with a re-zoning designation for his parcel at the corner of Beckert Road and Oshkosh

Street (parcel 33 13 34 19) to allow a multifamily development at that location. Hoerth pointed out that there currently are multifamily structures directly to the west of the proposed development. Retzlaff explained his current plan would be to place 6 multifamily buildings on this site with a total value of over \$6 million.

Steingraber motioned, seconded by Gabert to start the process to update the zoning and the future land use map in the comprehensive plan to allow for multifamily housing at the requested location. Motion carried by all

A site plan was presented to the Planning Commission for development by Midwest Properties in the North East Business Park. Midwest Properties indicated they would like to begin construction on the site this summer.

Motion by Gabert, seconded by Steingraber to approve the Midwest Properties site plan as presented. Motion carried by all

A review of future agenda items was discussed.

The next Planning Commission meeting is Thursday, May 27th at 5:00pm.

Motion to adjourn by Gabert and seconded by Steingraber. Meeting adjourned by Chairman Besaw at 5:58 pm. Motion carried by all.

Respectively submitted by Chad Hoerth, City Administrator