

**City of New London
Planning Commission Minutes
Thursday, April 28, 2022**

Roll Call

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

Others in attendance: City Administrator Chad Hoerth, Building Inspector/Zoning Administrator David Vincent, Dave Dorsey, John Haas, Tim Roberts, and from the public; Clark Fox (representing Civil Fox Engineering), Jason Techlin & T.J. Utschig (representing Utschig Inc.) and Gerald Magolski

The meeting was called to order by Chairman Besaw at 5:15 pm.

Group participated in the Pledge of Allegiance.

A motion was made by Steingraber to “Adopt the Agenda” and seconded by Gabert, carried by all.

The March 24, 2022 meeting minutes were reviewed. A motion to accept the minutes was made by Walbruck and seconded by Bessette, carried by all.

The C.S.M. (Certified Survey Map) for combining of 602 Algoma Street with the vacant lot adjacent to same was presented by Dave Vincent. The owner purchased this parcel in order to have the ability to widen his driveway to accommodate an additional vehicle. A motion was made by Gabert to approve the C.S.M. and seconded by Steingraber, carried by all.

The C.S.M. (Certified Survey Map) for a lot split at 202 Woodlane Drive (parcel # 333-054600). The split would allow for a 60' wide buildable lot to the north end of the current parcel. By creating this lot, the 7,200 square foot minimum requirement to allow construction for a dwelling would be met. A motion was made by Gabert to approve the C.S.M. and seconded by Steingraber, carried by all.

A zoning request for 302 W. Millard Street (parcel #33-13-73-95) to allow for a fence that would be partially constructed in a front yard (based on our zoning definition that a side yard of a corner lot has a front yard component as it also faces a surface street). Some concerns were raised on whether allowing the fence in the proposed location might limit visibility from an adjacent driveway. The Zoning Administrator will determine the final placement of the fence and check to make sure any vision limitations will be addressed. A motion was made by Gabert to approve the front yard fence and seconded by Mayor Herter, carried by a majority with Walbruck opposed.

The proposed annexation for the property just to the north of New London Building Supply that was petitioned by Kris Carew (New London Building Supply) was reviewed and discussed. If the annexation process is completed a zoning designation of B-2 Hwy/Commercial will be utilized to mirror the petitioners current zoning designation at 1718 Mill Street. A motion to approve the annexation with B-2 Hwy/Commercial Zoning District was made by Mayor Herter and seconded by Steingraber, carried by all.

The L.O.M.R. (Letter of Map Revision) for several properties along Woodlane Drive and a Public Hearing took place. The Chairman (Bob Besaw) of the Planning Commission made 3 queries seeking input from the public, after hearing none the Public Hearing portion of the meeting was closed. The petitioner (owner of 206 Woodlane Drive) that started the F.E.M.A. (Federal Emergency Management Agency) process for Map Revision showed up soon after the Public Hearing portion of the meeting was closed and answered questions and explained the process to the Commission. A motion to approve the L.O.M.R. was made by Gabert and seconded by Steingraber, carried by all w/ Mayor Herter abstaining

The site plan review for the Titan Industries project at 735 Industrial Loop Drive was reviewed and discussed. The Zoning Administrator has reviewed the documents in the site plan and recommended approval by the Planning Commission. A motion was made to approve the site plan by Walbruck and seconded by Gabert, carried by all.

The Wolf River art league has provided some mural design and locations for approval by the Planning Commission. Chad Hoerth was able to navigate through the proposal with visual aids. The first mural proposed was for the Washington Center at 500 W. Washington St. A motion to approve was made by Mayor Herter, seconded by Bessette, carried by all. The second mural proposed was for Heise Heating at 330 N. Shawano St. A motion was made to approve by Bessette, seconded by Walbruck, carried by all. The third mural proposed was for the Anytime Fitness at 1107 N. Shawano St. A motion to approve was made by Gabert, seconded by Steingraber, carried by all. A fourth mural proposed was for Memorial Park at 800 Montgomery St. A motion to approve was made by Mayor Herter, seconded by Bessette, carried by all.

There is a Special Planning Commission meeting scheduled for May 17, 2022 @06:30 p.m. to discuss T.I.D. (Tax Incremental District) #5 proposed amendment.

A motion was made to adjourn by Gabert, seconded by Walbruck, carried by all. Meeting adjourned by Chairman Besaw at 06:15 p.m.

Respectively submitted by David Vincent-Zoning Administrator