

PLAN COMMISSION MEETING MINUTES
January 22, 2013

The January 22, 2013 meeting of the Plan Commission was called to order at 7:00 p.m. at the Municipal Building Council Chambers by Chairperson Lazaris. Roll Call was answered by Pam Lazaris, Mark Erdmann, Wayne Magnussen and Paul Mumm. Steve Homann arrived at 7:05 pm. Also present were City Manager Steve Wilke, City Attorney Vickie Schmidt, City Clerk Elizabeth Milbrath and Dustin Wolff of Mead & Hunt.

Minutes. Motion Mr. Magnussen, second Mr. Erdmann to approve the meeting and public engagement minutes of November 27, 2012. Motion passed 4-0.

Questions & Public Comment. Stan Smoneski, N6532 Shorewood Hills Rd., requested that the Plan Commission consider the quality of the lake when reviewing the Zoning Code. Andrew Petraszok, 431 Stonefield, Vice President of the Rock Lake Improvement Association, asked the commission to consider including the property around the Mill Pond in the overlay district. Also, the structures section needs improvement and clarification. Patricia Cicero, thanked Ms. Lazaris for keeping the public informed of the work on the zoning code. She discussed the lake overlay district pier requirements from the State of WI permit process.

Mr. Magnussen reminded the public of the February Public Involvement meeting.

Public Hearing: Future Land Use Map Amendment. Dustin Wolff explained existing land use map and future land use maps. Kris & Gene Weide - concerned about the future use of the property, a written statement had been presented.

Discussion/Recommendation, Future Land Use Map Amendment. Discussion on the following issues: business and housing grandfathered, cleans up the map, doesn't adversely affect the current uses and ability to subdivide, land use amendment should not be made without intent to implement the land use plan through zoning, no pressing need to change land use on more than the corner parcel. Motion Mr. Erdmann, second Mr. Homann to approve motion 13-1-1. Motion passed 5-0.

Public Hearing: Zoning Code Amendment, Signage in PB District and Removing Repealed Sections. City Attorney Schmidt explained this is being fixed to avoid confusion to the public. With no public comment the public hearing was declared closed.

Discussion/Recommendation Zoning Code Amendment, Signage in PB Districts and Removing Repealed Sections. Dustin Wolff suggested placing PB zoning in the first line of the table so PB doesn't permit Pylon signs. Discussion on pylon signs and effect of code change. Motion Mr. Magnussen to amend Ordinance 1108 by moving PB in table 2 to the 1st row where only monument signs are allowed and amending

corresponding language on page 2, second Mr. Homann. Motion passed 5-0. Motion Mr. Magnussen, second Mr. Homan to recommend in favor of amended Ordinance 1108. Motion as amended passed 5-0.

Chairperson Lazaris called 5 minute break.

Proposed Zoning Ordinance Review: Chapter 8, Zoning Procedures and Administration Recap. Motion Mr. Erdmann, second Mr. Magnussen to accept and submit to City Council for their review to file or send back with comment. Motion passed 5-0.

Proposed Ordinance Review: Chapter 3, Zoning Districts and Land Uses - Recap. Motion Mr. Mumm to present for Public Hearing on February 26, 2013, second Mr. Erdmann. Motion passed 5-0.

Proposed Zoning Ordinance Review: Ch.9, Standards and Regulations for Specific Land Uses. Motion Mr. Mumm to present for Public Hearing on February 26, 2013, second Mr. Homann. Motion passed 5-0.

Proposed Zoning Ordinance Review: Ch.4, Natural Resource Protection Regulations. Motion Mr. Mumm to present for Public Hearing in March, second Mr. Erdmann. Motion passed 5-0.

Public Engagement Update Regarding Title 10 & 11 Review: Chairman's Report and Commission Discussion. City Council accepted Chapter 4 of the proposed Subdivision Ordinance and web posting will continue.

Title 10 & 11 Review Calendar Update. Updated calendar on the web.

Recommendations for Future Agendas. TID #4 amendment and elementary school conditional use request.

Adjournment. Adjourned at 9:40 pm.

Elizabeth J. Milbrath
City Clerk