

PLAN COMMISSION MEETING MINUTES
August 27, 2013

The August 27, 2013 meeting of the Plan Commission was called to order at 7:10 p.m. at the Municipal Building Council Chambers by Chairperson Lazaris. Roll Call was answered by Pam Lazaris, Steve Homann, Ken Persson and Wayne Magnussen. Also present City Treasurer James Heilman, City Attorney Vickie Schmidt, City Clerk Elizabeth Milbrath and Dustin Wolff of Mead & Hunt.

Ms. Lazaris announced there are two seats open on the Commission since Mr. Erdman and Mr. Mumm resignations.

Minutes. Motion Mr. Homann, second Mr. Persson to approve the minutes of July 17, 2013. Motion passed 4-0.

Questions & Public Comment. None.

Public Hearing: Zoning Amendment Request, Klein & Klein LLC, General Manufacturing (I3) to Warehousing and Manufacturing (I2), Parcel #246-0714-1823-001. Ms. Lazaris disclosed that her husband rents storage space from Mr. Klein but there is no financial relationship to this matter. Dustin Wolff discussed his memo. The request does not conform to the Comprehensive Plan and he does not recommend approval of the request. Leonard Klein of Klein & Klein LLC, his current warehouses on E. Lake Street are full and feels there is a need for more. He displayed pictures as examples of building designs that are similar to his storage buildings.

Zoning Amendment Request, Klein & Klein LLC, General Manufacturing (I3) to Warehousing and Manufacturing (I2), Parcel #246-0714-1823-001. Discussion on need to amend comprehensive plan if zoning amendment is to be approved. Mr. Magnussen supports the City Planners opinion. Mr. Homann and Mr. Persson in favor of the zoning and comprehensive plan amendments. Motion Mr. Homann to recommend approval of the zoning amendment request as stated in the prepared motion, second Mr. Persson. Motion passed 3-1 with Mr. Magnussen voting no.

Public Hearing: Zoning Code Amendment, Signage Facing Interstate 94. With no one to speak the public hearing was declared closed.

Zoning Code Amendment, Signage Facing Interstate 94. Motion Mr. Magnussen, second Mr. Homann to recommend approval of the zoning amendment. Motion passed 4-0.

Proposed Zoning Ordinance Review: Chapter 2, General-Recap. Mr. Magnussen researched other communities and found most required screening of RV's parked in yard. Ms. Lazaris proposed language to add this requirement to the code. Commission could not come to an agreement and will leave as is. Discussion on the request from Joe Janczy regarding protecting wildlife habitat on shoreline. Dustin Wolff expressed that the DNR protects it well enough. Motion Mr.

Persson to send this chapter to the City Council. Being no second Mr. Persson withdrew his motion.

Proposed Zoning Ordinance Review: Ch.5, Design Guidelines & Regulation - Recap. Add language to allow architectural wood building materials. Motion Mr. Magnussen, second Mr. Homann to send this section to the City Council for their approval or return. Motion passed 4-0.

Proposed Subdivision Ordinance Review: Chapter 5, Conventional Development. Detailed review of this section. Discussion on lot width inconsistencies. Will bring back to next meeting with changes.

Proposed Subdivision Ordinance Review: Chapter 6, Conservation Development. Mr. Wolff was instructed to insert graphics. He will also reference back to Conventional section to streamline. Will bring back to next meeting with changes.

Public Engagement Update Regarding Title 10 & 11 Review: Chairman's Report and Commission Discussion. City Council accepted Chapter 4.

Title 10 & 11 Review Calendar Update. Reviewed calendar.

Recommendations for Future Agendas. Amendment to Comprehensive Plan for Klein & Klein LLC request.

Adjournment. Motion Mr. Persson, second Mr. Homann to adjourn at 9:30 pm. Motion passed 4-0.

Elizabeth J. Milbrath
City Clerk