

CITY PLAN COMMISSION
Wednesday, November 15, 2017

A meeting of the City Plan Commission was called to order at 6:00 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Jeff Norland, Rick Wiesner, Robert Starr, Ron Vandertie, and Dennis Statz were present. Excused: Members Mike Gilson and Steven Hurley. Also present were City Engineer Chad Shefchik, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of the Agenda: Moved by Mr. Norland, seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 20, 2017.
4. Consideration of: Accessory Building Height Code.
5. Consideration of: Setbacks for Driveway and Parking Areas.
6. Adjourn.

Carried.

Approval of minutes from September 20, 2017: Moved by Mr. Starr, seconded by Mr. Statz to approve the minutes from September 20, 2017. All ayes. Carried.

Consideration of: Accessory Building Height Code: Mr. Sullivan-Robinson stated that at a recent Zoning Board of Appeals meeting there was an issue with height of an accessory building. ZBA members thought that the code should be revisited. The code allows up to 14 feet in height. The maximum height is increased to 24 feet if the roof pitch and sidewalls match the principle building.

Staff researched other community codes. Sturgeon Bay has the most restrictive code.

Mr. Olejniczak mentioned that if the Commission was interested in changing the code, staff can come back to a future meeting with language to revise the code.

Mr. Starr advised not to allow something that really looks out of place, such as too tall for the neighborhood.

It was the consensus of the Plan Commission for staff to come back with options.

Consideration of: Setbacks for Driveway and Parking Areas: Mr. Sullivan-Robinson stated that this item is also related to the recent Zoning Board of Appeals meeting. The applicant's driveway was located on the property line. It was also requested by the ZBA to have the Plan Commission revisit this code to see if there should be a setback for driveways. There was a concern regarding the gravel from an unpaved driveway going onto the neighboring lot. Another concern is where the snow would be stored.

In 2009, the Plan Commission assessed a setback to large commercial lots of 20 cars or more.

Mr. Starr thought that a 3-foot to 4-foot setback would be reasonable.

Mr. Olejniczak suggested an option of requiring the driveway to be paved if there is less than a 3-foot to 4-foot setback.

Other concerns included swinging into a side-loaded garage, occupants storing their camper, etc., on the side of the house, or if there would be more than three inches of snow where it would be stored.

Mr. Wiesner suggested basing the setback on the width of the lot.

It was the consensus of the Plan Commission for staff to come back to a future meeting with options.

Adjourn: Moved by Mr. Starr, seconded by Mr. Norland to adjourn. All ayes. Carried. Meeting adjourned at 6:29 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development/Building Inspection Secretary