

CITY PLAN COMMISSION
Wednesday March 18, 2020

A meeting of the City Plan Commission was called to order at 6:02 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Kirsten Reeths, Mark Holey, Dennis Statz, David Ward, Jeff Norland, and Debbie Kiedrowski, were present. Member David Hayes entered the meeting at 6:04 p.m. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Statz, seconded by Mr. Holey to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 19, 2020.
4. Conditional use request from Marina View LLC (Dan Schott) for a 110' x 109' boat storage building, located at 267 Nautical Drive:
Presentation:
Public hearing:
Consideration of:
- ~~5. Consideration of: Tourist Rooming House regulations.~~
- ~~6. Consideration of: Mixed-Commercial-Residential (C-5) code text amendments and interpretation.~~
- ~~7. Public comment on non-agenda Plan Commission related items.~~
8. Adjourn.

All ayes. Carried.

Approval of minutes from February 19, 2020: Moved by Mr. Holey, seconded by Ms. Reeths to approve the minutes from February 19, 2020. All ayes. Carried.

Conditional use request from Marina View LLC (Dan Schott) for a 110' x 109' boat storage building, located at 267 Nautical Drive:

Presentation: Dan Schott, 305 Nautical Drive, stated that he would like to expand his business and construct a boat storage building that would match the color of the existing apartment buildings so everything would blend together. The building would have a sloped roof, with its highest point being 35 feet tall.

Mr. Olejniczak mentioned that there has been a marina at the foot of Nautical Drive for years. This request requires a conditional use approval. A previous building had been removed from this site. A different building had been approved to be relocated from a different area at the marina to that location, but had never happened.

Mr. Sullivan-Robinson stated there are no issues with zoning. There is an existing gravel pad. Sturgeon Bay Utilities has no issues with the project, as well as no stormwater management issues. There may be a need of installing a new fire hydrant. A sprinkler system is needed when a building reaches 12,000 square feet, but the proposed building is 11,990 square feet. Staff has no issues with the proposal and recommended approval, subject to the Aesthetic Design & Site Plan Review Board approval.

Mr. Schott pointed out where the existing fire hydrants are located.

Public hearing: Mayor Ward opened the public hearing at 6:11 p.m.

Don (DJ) Le Roy, 614 Shorecrest Road, stated that his property is approximately 10 feet from the subject property, He was very concerned about his home, as well as others in the area, with the 10-foot elevation drop. He said there have been no improvements done to the street since he purchased the property years ago,

Water runoff was a big concern. Hard surface has increased over the past 15 years and there is very little green space.

Mr. Schott responded to Mr. Le Roy's concerns. He said that none of the apartment's runoff drain toward Nautical Drive. When it rains the creek overflows and goes toward Nautical Drive.

Mr. Olejniczak stated that gravel is not much different than concrete. Putting this building up will not increase the water runoff. It is a pretty large drainage area that the creek handles.

There were no letters of correspondence.

Mayor Ward closed the public hearing at 6:22 p.m.

Consideration of: The Commission discussed the request.

Mr. Sullivan-Robinson added that Mr. Schott is not adding any lighting to the building.

Moved by Mayor Ward, seconded by Mr. Statz to grant the conditional use request from Marina View LLC (Dan Schott) for a 1 10' x 109' boat storage building, located at 267 Nautical Drive.

Mayor Ward addressed Mr. Le Roy's concerns, In this year's capital budget there is some money to deal with small projects. He will draw this to Mr. Le Roy's district alderman's attention.

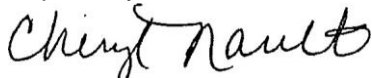
Mr. Le Roy wondered if the runoff can be channeled anywhere else. Mr. Olejniczak responded that he would speak to the City Engineer and arrange for him to meet with Mr. Le Roy.

Mr. Schott added that the creek has not been cleaned out for years. It is considered navigable waters. He also has no plans to install concrete at this time.

A vote was taken on the motion. All ayes, Carried.

Adjourn: Moved by Mr. Norland, seconded by Ms. Reeths to adjourn. All ayes. Carried. Meeting adjourned at 6:35 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development Secretary