

CITY PLAN COMMISSION MINUTES
November 30, 2022

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, November 30, 2022, by Chairperson David J. Ward in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members David Ward, Helen Bacon, Dennis Statz, Kirsten Reeths, Mark Holey, Debbie Kiedrowski and Jeff Norland were present. Staff present were Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

Agenda (#2): Motion by Mr. Statz and seconded by Mr. Norland to accept the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 19, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Initial presentation of zoning map amendment from General Commercial (C-1) to Mixed Residential-Commercial (C-5) located at 835 S. Duluth Avenue.
6. Consideration of: Zoning Code amendments pertaining to dimensional and residential density requirements.
7. Adjourn.

All ayes, motion carried.

Approval of minutes from October 19, 2022 (#3): Motion by Ms. Reeths and seconded by Mr. Holey to approve the minutes from October 19, 2022. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items (#4): No members of the public presented for comment.

Initial presentation of zoning map amendment from General Commercial (C-1) to Mixed Residential-Commercial (C-5) located at 835 S. Duluth Avenue: Mr. Olejniczak explained that the applicant/agent is unable to attend the meeting tonight. This is a petition for a zoning map amendment from C-1 to C-5 for property located at 835 S. Duluth Avenue. This was formerly the Woldt's Corner property which was purchased by 911 Green Bay Rd Partners. The north portion of the parcel is being redeveloped into a 3-unit commercial building with Starbucks as the anchor business. The south portion of the parcel had several small rental cottages and one larger single-family home. The cottages were removed but the single-family home remains and is currently up for sale. The owners completed a Certified Survey Map to divide this portion of the parcel from the north portion. The single-family home does not conform to the current C-1 zoning designation. The petitioner is requesting C-5 mixed residential-commercial designation to allow the property to conform to the code and remain open to change of use at a later date if desired. Some of the nearby properties to the south and across the street are already C-5. The Comprehensive Plan has the area designated as Regional Commercial, however it is on the bordering edge of the Neighborhood Mixed Use designation. But if the Plan Commission were to move ahead with the C-5 zoning amendment, it could change the Comprehensive Plan land use designation at the same time, if it desires.

The Commission members agreed to move forward with a public hearing on this issue at the next meeting.

Consideration of: Zoning Code amendments pertaining to dimensional and residential density requirements: This issue was brought before the Commission at a previous meeting and staff was directed to move forward with updating recommendations on dimensional and residential density requirements. Mr. Olejniczak provided a chart in the agenda packet showing suggested dimensional changes to lot sizes, lot areas and dwelling unit floor areas for the current zoning districts and explained the reasoning of each suggested change.

The Commission discussed the various suggestions and recommended that staff come back to the next meeting reducing the single family dwelling unit floor area in the R-1 district from 1400 square feet to 1200

square feet to allow for more affordable construction. A recommendation was also made to review reducing the minimum required lot size in the R-2 district.

Adjourn (#7): Ms. Bacon motioned to adjourn, seconded by Ms. Reeths. All ayes, motion carried. The meeting adjourned at 6:33 p.m.

Respectfully submitted,

Cindy Sommer
Community Development
Administrative Assistant