

CITY PLAN COMMISSION MINUTES
January 18, 2023

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, January 18, 2023, by Vice Chairperson Dennis Statz in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members Dennis Statz, Helen Bacon, Kirsten Reeths, Mark Holey, Jeff Norland and Amy Stephens were present. Mayor Ward appeared by Zoom. Staff present were Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

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

1. Roll call.
 2. Adoption of agenda.
 3. Approval of minutes from December 21, 2022.
 4. Public comment on non-agenda Plan Commission related items.
 5. Consideration of: Official zoning designation of General Commercial (C-1) for annexed property owned by Mark and Cindy Kerscher along Highway 42-57, parcel #281-66-13000600.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration/Recommendation (*Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present to act on the request at this meeting.*)
 - ~~6. Consideration of: Combined preliminary/final Planned Unit Development application from Jurgita and David Kana for property located at 114 N. 7th Avenue, parcel #281-62-25002701A.
 - ~~a. Presentation~~
 - ~~b. Public Hearing~~
 - ~~c. Consideration/Recommendation (*Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and unanimously passed by the members present to act on the request at this meeting.*)~~~~
 7. Consideration of: Initial presentation of zoning map amendment petition by Robert Scaturro from C-1 to C-5 for parcel located at 11 Green Bay Road - parcel #281-64-63000105B.
 8. Adjourn.
- All ayes, motion carried.

Approval of minutes from December 21, 2022 (#3): Motion by Mayor Ward and seconded by Mr. Holey to approve the minutes from December 21, 2022. All ayes. Motion carried.

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

Consideration of: Official zoning designation of General Commercial (C-1) for annexed property owned by Mark and Cindy Kerscher along Highway 42-57, parcel #281-66-13000600 (#5):

Presentation (a): Mr. Olejniczak explained this is the recently annexed parcel that was previously assigned a temporary zoning of General Commercial (C-1). The Kerscher's have a signed purchase agreement with Fleet Farm. At the last meeting, the members recommended that the official zoning classification be General Commercial (C-1). A public hearing is required to assign such zoning, which is what is on the agenda today.

Public Hearing (b): Mr. Statz opened the public hearing at 6:02 p.m. No one presented for the public hearing and it was closed at 6:03 p.m.

Consideration (c): Mr. Holey motioned to act on this matter at this time. Motion seconded by Mr. Norland. All ayes, motion carried. Mr. Holey moved to recommend to council the official zoning designation of General Commercial (C-1). Motion seconded by Ms. Reeths. All ayes, motion carried.

Consideration of: Initial presentation of zoning map amendment petition by Robert Scaturo from C-1 to C-5 for parcel located at 11 Green Bay Road - parcel #281-64-63000105B (#7):

Mr. Olejniczak explained that Mr. Scaturo has requested a zoning map amendment to allow for him to add on to his existing single-family home at 11 Green Bay Road. Under the current C-1 zoning classification, the structure is non-conforming and Mr. Scaturo is unable to make any structural changes. The proposed C-5 classification would allow for the building addition and also allow for appropriate setbacks, which are preferred on this odd-shaped lot that also backs up to a bluff.

Robert Scaturo of 11 Green Bay Road explained that he and his wife would like to add on to the existing home because it is very small and he is requesting the zoning change to allow for the addition.

No action was taken by the Commission. A public hearing on this matter will be held at the next Plan Commission meeting.

Adjourn (#8): Prior to adjournment, Mayor Ward welcomed Amy Stephens as the newest member of the Plan Commission. Ms. Bacon motioned to adjourn, seconded by Mr. Norland. All ayes, motion carried. The meeting adjourned at 6:10 p.m.

Respectfully submitted,

Cindy Sommer
Community Development
Administrative Assistant