

CITY PLAN COMMISSION MINUTES
May 17, 2023

A meeting of the City Plan Commission was called to order at 6:01 p.m. on Wednesday, May 17, 2023, by Mayor Ward in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members David Ward, Dennis Statz, Spencer Gustafson, Jeff Norland, Helen Bacon and Amy Stephens were present. Member Mark Holey was excused. Staff present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia, and Community Development Administrative Assistant Cindy Sommer.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 19, 2023.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Initial presentation of zoning map amendment petition by Doug Mueller from Agriculture (A) to Light Industrial (I-1A) for parcel #281-64-80000104 located at 1605 Shiloh Road.
6. Adjourn.

All ayes. Motion carried.

Approval of minutes from April 19, 2023 (#3): Motion by Mr. Statz and seconded by Ms. Stephens to approve the minutes from April 19, 2023. All ayes. Motion carried.

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

Consideration of: Initial presentation of zoning map amendment petition by Doug Mueller from Agriculture (A) to Light Industrial (I-1A) for parcel #281-64-80000104 located at 1605 Shiloh Road

(#5): Ms. Servia presented an application from Doug Mueller on behalf of his sister-in-law, the property owner, to change the zoning classification of this parcel from Agricultural (A) to Light Industrial (I-1A) to allow for the construction of storage buildings, which would be a conditional use under the Light Industrial zoning classification but not allowed under the Agricultural classification. The parcel is currently being used for semi-trailer and other miscellaneous storage. The applicant proposes to remove the items currently being stored, use the existing building for either storage or an office, and build storage units. The 2040 Comprehensive Plan shows this location to be Agricultural, however it is not being used for agricultural purposes. The properties to the north are mostly industrial, and the properties to the south, east and west are a mix of agricultural and residential. A public hearing on this matter would be scheduled for the next Plan Commission meeting, with a conditional use application to follow if the zoning classification is, in fact, amended. No action is to be taken at this time.

The members discussed the current use, whether the semi-trailers and other various materials would be completely cleaned up, the proposed locations of the storage buildings and visibility from the Ahnapee State Trail.

Adjourn (#6): Motion by Ms. Stephens to adjourn, seconded by Mr. Norland. All ayes, motion carried. The meeting adjourned at 6:13 p.m.

Respectfully submitted,

Cindy Sommer
Community Development
Administrative Assistant