

CITY PLAN COMMISSION
Wednesday, February 15, 2017

A meeting of the City Plan Commission was called to order at 6:04 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Bob Starr, Rick Wiesner, Steven Hurley, and Dennis Statz were present. Excused: Members Jeff Norland and Mike Gilson. Absent: Ron Vandertie. Staff present were Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 18, 2017.
4. Zoning map amendment from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5) for Peninsula Vision Care, located at 1532 Michigan Street, parcel #281-62-22000120.
Presentation
Public hearing
Consideration of
5. Zoning map amendment from Light Industrial (I-1) to Agricultural (A) for Arthur and Darlene Hohlfelder on a portion of tax parcel #281-66-12001202, located at 1342 Green Bay Road.
Presentation
Public hearing
Consideration of
6. Zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor.
Presentation
Public hearing
Consideration of
7. Public comment on Plan Commission related items.
8. Adjourn.

Carried.

Approval of minutes from January 18, 2017: Moved by Mr. Starr, seconded by Mr. Statz to approve the minutes from January 18, 2017. All ayes. Carried.

Zoning map amendment from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5) for Peninsula Vision Care, located at 1532 Michigan Street, parcel #281-62-22000120.

Presentation: Dr. Paul Filar, owner of Peninsula Vision Care, stated that he would like to be compliant with the rest of the neighbors. Changing the zoning to C-5 would allow more security if he were to expand and add more employees. A presentation was also given at the previous Plan Commission meeting.

Public hearing: Chairperson Wiesner opened the public hearing at 6:06 p.m. No one spoke during the hearing in favor or in opposition. There were no letters of correspondence.

The public hearing was declared closed at 6:07 p.m.

Consideration of: Mr. Kernosky stated that the C-5 district would allow Dr. Filar to expand without a conditional use. It makes sense to rezone the property to C-5 with all the abutting commercial properties.

Mr. Olejniczak added that expansions would still have to go before the Aesthetic Design & Site Plan Review Board for approval. The Plan Commission can attach conditions to an approval if desired. The rezoning is compliant with the Comprehensive Plan.

A short discussion was held. Moved by Mr. Statz, seconded by Mr. Starr to take action on this item at this meeting. All ayes. Carried.

Moved by Mr. Statz, seconded by Mr. Starr to recommend to Council a zoning map amendment from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5) for Peninsula Vision Care, located at 1532 Michigan Street, parcel #281-62-22000120. All ayes. Carried.

Zoning map amendment from Light Industrial (I-1) to Agricultural (A) for Arthur and Darlene Hohlfelder on a portion of tax parcel #281-66-12001202, located at 1342 Green Bay Road:

Presentation: Art Hohlfelder stated that this parcel has quite a bit of wetland. It is a large parcel. There is nothing planned in regard to development for the back of the parcel at this time. A presentation was also given at the previous Plan Commission meeting.

Public hearing: Chairperson Wiesner opened the public hearing at 6:11 p.m.

Chris Kellems, 120 Alabama Street, stated that she was generally in favor of the rezoning for the property owners to get tax relief. She would like to see a diagonal line drawn on that plat and turn the I-1 into Conservation land, along with every other property to the east of that. The property along the west side should also be turned into Conservancy in the future. She also thought the property would be great for cottage development. She also suggested harvesting some of the trees. She referred to it as a problem parcel.

There were no letters of correspondence.

The public hearing was declared closed at 6:17 p.m.

Consideration of: Mr. Kernosky gave a background on the parcel. The parcels to the east of the existing property and across from the former Cadence location, were formally part of the Precision Industrial Park. It was undeveloped because of the wetlands. Zoning to Conservancy is a potential option, but prohibits building. The existing homestead is zoned Agricultural. Commercial zoning would be retained along Green Bay Road. The Comprehensive Plan calls for Mixed Residential use in the future. Staff is supportive to rezoning the property to Agricultural (A).

Mr. Olejniczak stated that there are no facilities located in that area and no intention of extending sewer and water in the near future. Conservancy has merit. The City does have a Shoreland-Wetland Zoning Code. Because of the existing pond, the Shoreland-Wetland overlay district would apply. There is currently no formal delineation and he does not have a problem with rezoning to Agricultural.

After further discussion, it was moved by Mr. Statz, seconded by Mr. Starr to take action on this item at this meeting. All ayes. Carried.

Moved by Mr. Statz, seconded by Mr. Starr to recommend to Council a zoning map amendment from Light Industrial (I-1) to Agricultural (A) for Arthur and Darlene Hohlfelder on a portion of tax parcel #281-66-12001202. All ayes. Carried.

Zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor:

Presentation: Mr. Kernosky stated that the City has been working on the potential rezoning of the Jefferson Street corridor from C-2 to C-5 for quite some time. C-5 offers more flexibility of uses and up to 50% of the floor area can be used for residential use. The rezoning will bring everything into conformity. Several legal non-conforming homes would be brought into conforming uses. C-5 is also more restrictive as far as signage. A neighborhood meeting was held, as well as conducting surveys of the property owners. All were supportive of the rezoning from C-2 to C-5.

Public hearing: Chairperson Wiesner opened the public hearing at 6:25 p.m.

Steve Allen, 616 Jefferson Street, stated that he owned the building for two years. He had operated a book store on the lower level and the upper level has a small apartment. He is supportive of the rezoning. The home was built for a residence. Due to ADA regulations he would not be able to install a required bathroom. Someone is currently interested in purchasing the property for a residence use only, with the option for commercial.

Ms. Nault read one letter in favor of the rezoning from Mark Struck, 714 Jefferson Street.

The public hearing was declared closed at 6:30 p.m.

Consideration of: With no discussion, it was moved by Mr. Statz, seconded by Mr. Starr to take action on this item at this meeting. All ayes. Carried.

Moved by Mr. Statz, seconded by Mr. Starr to recommend to Council a zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor. All ayes. Carried.

Public comment on Plan Commission related items: There was no public comment.

Adjourn: Moved by Mr. Statz, seconded by Mr. Hurley to adjourn. Carried. Meeting adjourned at 6:31 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary