

CITY PLAN COMMISSION
Wednesday, September 16, 2020

A meeting of the City Plan Commission was called to order at 6:00 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Mark Holey, Kirsten Reeths, David Ward, Jeff Norland, and Debbie Kiedrowski were present. Excused: Members Dennis Statz and David Hayes. Also present were Alderperson Dan Williams, City Administrator Josh VanLieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 19, 2020.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Comprehensive Plan Update.
6. Consideration of: Mixed Commercial-Residential (C-5) code text amendments and interpretation.
7. Adjourn.

All ayes. Carried.

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

Public comment on non-agenda Plan Commission related items: No one spoke during public comment.

Consideration of: Comprehensive Plan Update: Mayor Ward reminded Commission members that the next step is a joint meeting with the City Council on October 6th. A required public hearing will take place. At that meeting the Plan Commission votes to recommend or not recommend to adopt the Comprehensive Plan to the Council. If recommended, the Council will then decide if they will accept the recommendation.

Mr. Olejniczak stated that the Commission has the opportunity to make more changes to the Plan before the public hearing. A few changes have been made since the last meeting with comments from the Commissioners, along with comments from the Mayor and staff. Some minor editing was done, as well as pictures being switched, changed, and added.

Mr. Olejniczak did a quick review of the Future Land Use Plan and highlighted some areas for consideration. The City does not have a lot of control on the highway corridors outside of town because of no extraterritorial zoning. The areas close to the City are shown as unsewered commercial. But, the rest of the areas along the highway outside of the City are shown as future agricultural even though much of the land is already developed with commercial uses. He questioned whether those portions of the corridor should be changed to unsewered commercial. He was comfortable showing all as agricultural, even though it is unlikely that an existing commercial use suddenly will become an agricultural use.

Mr. Olejniczak then discussed the land on the West Side at the edge of the City limits where it is shown as agricultural. If the City would expand in that direction, that would be the next property to develop. This is a 20-year plan and wondered if it this area should show as a more developed use.

Next, Mr. Olejniczak pointed out the County Highway U corridor, south of the Highway 42-57. It is shown as a planned neighborhood, which is a new designation. In the past plan, the land was proposed for lower density residential. But, the City had development proposals for higher density uses recently. The planned neighborhood classification recommends 6 – 8 dwelling units per residential acre. Since there was neighborhood opposition to apartments in this region in the past, Mr. Olejniczak wanted the Commission to be aware of new land use designation.

Mayor Ward asked if it is planned for Industrial Park expansion. Mr. Olejniczak responded that it is shown in the plan as going east and west, and would pick up a portion of land on Division Road, north of the waste transfer station. It would also include more of the Anderson Farm going to Lansing Avenue.

Mr. Norland stated that the 40 acres on the south side of Neenah Avenue where the Ahnapee Trail goes through would be ideal for recreational. It would make a great campground.

Mr. Olejniczak pointed out that the West Side School redevelopment project is off the table. There may be another proposal in the future. The land use plan shows this area as downtown mixed-use. It is currently zoned residential.

In response to a question from Ms. Reeths, Mr. Olejniczak described how the land use plan envisions swapping land to square off Cherry Blossom Park.

Mr. Olejniczak continued to highlight the future land use designations of certain areas. The frontage along Duluth Avenue is shown as neighborhood mixed-use.

The large field next to Target is designated as planned neighborhood. The current plan shows it as either residential or commercial.

On the northern part of Egg Harbor Road, the frontage is shown as commercial. The back side of the north frontage is still shown as agricultural. It is immediately adjacent to the City. He questioned whether such land should be shown as commercial or planned residential as opposed to agriculture.

Mr. Olejniczak also commented on the undeveloped parcel next to Tall Pines Estates. It is shown as planned neighborhood, but it may be better to show as higher density residential in recognition of the apartments that are now there.

It was announced that members should let Mr. Olejniczak know if there are any changes they would like to see, either before or at the public hearing.

Mayor Ward mentioned that at one of the Door County Economic Development meetings, it was talked about possibly joining Bay-Lake Regional Planning Commission. He wondered if there was anything that Bay-Lake could do as far as implementation.

Ms. Reeths asked if there were any thoughts on Sunset School. Mr. Olejniczak responded that it is zoned multi-family residential. The draft land-use plan shows it as higher density residential, likely envisioning some type of apartments. The shape of the lot makes it hard to divide into smaller lots. Maybe reuse of the school building itself could be done.

No action was taken.

Consideration of: Mixed Commercial-Residential (C-5) code text amendments and interpretation: Mr. Olejniczak stated that before the pandemic struck, the City had an application to convert a building on Jefferson Street zoned C-5 into mostly residential, but still have a small portion as an art gallery. It was hard to figure out how to fit that proposal into the permitted uses. When mixing uses on a single parcel, the C-5 district seemed to follow the C-2 (downtown commercial) standards, where you are allowed to have residential up to 50% of the floor area on that parcel. In the C-5 district, it can be up to 100% residential. Ultimately, the staff approved the proposed use. The City Attorney thought it would be best to amend the code and make it clear.

Commission members were asked the following:

Does the Commission support staff's interpretation that a mixed-use building is permitted in the C-5 district regardless of whether the residential component is 50% or more of the total floor area?

Do you want to authorize staff to prepare a zoning code amendment relating to mixed-use buildings and home occupations in C-5?

Commission members agreed with staff's interpretation and to amend the code and bring back to a future meeting.

Adjourn: Moved by Mr. Norland, seconded by Mr. Holey to adjourn. All ayes. Carried. Meeting adjourned at 6:51 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development Secretary