

(Approved)

**PLAN COMMISSION
Minutes**

January 5, 2015

Brillion City Hall

6:00 PM

CALL TO ORDER: Mayor Gary Deiter called the meeting to order at 6:00 P.M.

ROLL CALL: Present were Mayor Gary Deiter, Al Ebert, Zane Zander, Gerald Sonnabend, Garrett Zimpel, and Alderperson Crystal Fhlug. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Community Development Director Cheryl Welch, and Building Inspector Mike Angoli. Absent was Robert Mathiebe.

APPROVAL OF THE AGENDA:

Motion – Ebert moved to approve the agenda. Seconded by Zander. Motion carried unanimously.

APPROVAL OF THE DECEMBER 1, 2014 MINUTES:

Motion – Zander moved to approve the December 1, 2014 Plan Commission minutes. Seconded by Sonnabend. Motion carried unanimously.

GUESTS:

Beth Wenzel and High School Students Nathan Fischer, Benjamin Fischer, McKayla Olson, Connor Eichhorst, Madison Selle, and Kalista Zickert.

CARSTENS MILLS LLC – TAX INCREMENT FINANCING PROPOSAL – TID #2:

Beth Wenzel presented her project plans for the old feed mill building. She explained after long consideration of what to do with the building, it was suggested to renovate the building and to develop it into an event location for weddings, etc.

She explained that she is seeking funding from the City through a developer's incentive to help provide the out of pocket shortfall she needs to finance the project. Mayor Deiter asked if the plans would include kitchen facilities. Wenzel stated not at this time. Wenzel explained she has been working with Keller Structures on the design.

Gosz explained she has contacted the City's Financial Advisor to see what the TID can afford. She explained a 4-1 ratio based on the assessed value after the project is complete would be used to determine the financing the City can offer. Gosz suggested a Special Plan Commission meeting may be necessary. Wenzel asked if the Plan Commission would consider holding another meeting in order to make a recommendation on her proposal to the City Council at their January meeting. The Commission agreed.

Angoli stated the building is strong enough to support the remodel. The zoning is fine for the planned development.

ZONING CODE AMENDMENTS:

A. Chapter 92 – Telecommunications Amendment – Update:

Angoli recommended that the Plan Commission recommend the proposed ordinance to the City Council pending City Attorney review.

(Approved)

Motion – Sonnabend moved to recommend to City Council the proposed ordinance pending City Attorney review. Seconded by Zander. Motion carried.

B. City Zoning and Land Use Map Review – Update:

No report.

C. Zoning – Modifications – Consider Language for Lot Line Markings:

No report.

D. Zoning Districts – Consider Language for Setback Requirements for Properties Near Waterway:

Angoli reported he feels the City can use a 25 ft. setback. He is waiting to hear back from the State to confirm this.

BUILDING INSPECTION REPORT:

Angoli reported the sign at the former Maria's Restaurant (658 W. Ryan Street) needs to come down per City Code. He asked what does the Plan Commission want to see happen. Mayor Deiter suggested holding off at this time.

COMMUNITY DEVELOPMENT REPORT:

A. Planning Process:

Welch handed out three (3) pieces of paper and asked each Plan Commission member and Staff to list three (3) key points that the City should consider doing.

Welch will take this information and organize it with the history of what has been done to date. She suggested the Commission hold a special meeting to continue working on this. She stated that two (2) or more hours needs to be blocked out to work on this planning process. It was suggested that at some point in the planning process other committees, i.e. Utility Commission, Redevelopment Authority Commission, and the City Council, be involved.

Welch explained this will not be a 15 Year Comprehensive Plan, but a Plan for the next five (5) years. Welch will draft a calendar with suggested meeting dates for the next couple of months.

B. Revised Business Registration Form:

Welch presented the final form to be used.

Other:

Welch reported with the closing of Mom's Place she has been working with an individual who is interested in starting a family restaurant in the City, similar to what Joyce Behnke offered. She is working to find options for a location for the business.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

(Approved)

Motion – Sonnabend moved to adjourn the meeting. Seconded by Zander. Motion carried unanimously. The meeting was adjourned at 6:55 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer