

(Approved)

**PLAN COMMISSION
Minutes**

September 8, 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, Robert Mathiebe, Zane Zander, Mike Buboltz, and Alderperson Crystal Fhlug. Also present were City Administrator/Clerk-Treasurer Lori Gosz and Building Inspector Mike Angoli. Absent were Al Ebert, Gerald Sonnabend, and Community Development Director Cheryl Welch.

GUESTS:

Elizabeth LeRoy from Excel Engineering, Mark Nysted from Keller Structures, and Larry Dietz and Matt Vechart from Professional Plating, Inc.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE AUGUST 3, 2015 PLAN COMMISSION MEETING MINUTES:

Motion – Zander moved to approve the August 3, 2015 Plan Commission Meeting minutes. Seconded by Buboltz. Motion carried unanimously.

REZONING REQUEST – HERRO PROPERTY – 204 W. NATIONAL AVENUE:

Angoli reported the property owner of 204 W. National Avenue has requested to rezone the parcel from R1-H, Single Family Residential District – High Density to R-2, Two Family Residential District. Angoli stated Herro is making the rezoning request because it would allow him to build a duplex, which he feels would be more affordable for the market of the area.

Angoli suggested including the adjacent lot #3, 212 W. National Avenue, to the rezoning request to keep uniformity in zoning.

Motion – Mathiebe moved to recommend to City Council to rezone Lots #3 and #2, 212 & 204 W. National Avenue, and to set a Public Hearing date for the rezoning request from R1-H to R-2 Residential. Seconded by Buboltz.

Angoli stated Herro talked to the neighbors who are fine with the zoning change.

Motion carried.

PROFESSIONAL PLATING, INC. – BUILDING PERMIT – SETBACK VARIANCE:

Angoli introduced the site plan for the building addition, which would be 48,000 sq. ft. on the Northeast corner of the existing structure. Elizabeth LeRoy from Excel Engineering stated the storm water was designed with future expansions in mind.

Larry Dietz stated they are requesting a variance for setback requirements so they are able to grow here in the City of Brillion. Matt Vechart explained the expansion was designed with setback to

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align with where SKS Warehouse is located. The setback would be 35.94 ft. from Northway Drive, City Code requires 50'. He stated a letter was submitted to the City today for TIF assistance. He explained this is a significant expansion of both building and equipment and if completed can be a \$7 million addition.

LeRoy explained the proposed Storm Water Plan. Zander questioned loading. Dietz stated the current building has the loading docks.

Motion – Mathiebe moved to deny the Site Plan based on setback requirements and that Professional Plating, Inc. apply for a variance with the Zoning Board of Appeals with the Plan Commission's support of the request for the variance. Seconded by Zander. Motion carried.

Mayor Deiter stated if you need support from the City or the State Representative to let him know.

HARDWARE PLUS WAREHOUSE – CONDITIONAL USE PERMIT:

No action.

SIGN PERMIT – O'REILLY AUTO:

Angoli presented the sign permit application from O'Reilly. He stated it is for a wall sign, not a pole sign. Zander suggested the pole sign be taken down if not used.

Motion – Mathiebe moved to approve the sign permit as presented. Seconded by Zander. Motion carried.

BRILLION HISTORICAL SOCIETY – BUILDING EXPANSION:

No report.

ZONING CODE AMENDMENTS:

A. Ordinance – Clear Water Separation Ordinance:

Angoli reported, based on the discussions from the last Plan Commission meeting, the language was amended for a building permit for any plumbing alterations.

Motion – Zander moved to recommend to City Council to set a Public Hearing date for the proposed language changes as presented. Seconded by Fflug. Motion carried.

B. Consider Backyard Beekeeping Ordinance:

Angoli recommended having a High School class investigate and propose a change.

C. City Zoning and Land Use Map Review - Update:

No action.

D. Zoning – Consider Language for Lot Line Markings:

No action.

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

No action.

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F. Zoning – Residential Districts – Consider Setback, Outbuildings, and Attached Garage Requirements:

No action.

BUILDING INSPECTION REPORT:

Angoli reported on the following:

- The Ariens addition will be a 3 Phase Project.
- Middle School Project.
- Brillion Townhouses.
- Beth Wenzel's project.

COMMUNITY DEVELOPMENT REPORT:

A. Consider Ordinance for Vacant Buildings:

Angoli stated Two Rivers has a good ordinance for salvage and demo of vacant properties. Gosz explained Welch would like to have this ordinance because of the efforts of the Redevelopment Authority Commission with working on the Downtown. City Staff will find a sample ordinance to be reviewed at a future meeting.

OLD BUSINESS:

A. Cottage Estates First Addition – Update:

Gosz gave an update on the work on Pagel Avenue.

B. Tesch Street Walkway Bridge – Update:

Mayor Deiter reported that due to safety issues the steps were removed from the bridge and will no longer be used.

NEW BUSINESS:

Buboltz commented on the condition of the former Trinity Lutheran School building.

Mayor Deiter commented on the sale of the property next to City Hall.

ADJOURNMENT:

Motion – Mathiebe moved to adjourn the meeting. Seconded by Zander. Motion carried unanimously. The meeting was adjourned at 7:12 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer