

(Approved)

**PLAN COMMISSION  
Minutes**

**March 7, 2016**

**Brillion City Hall Conference Room**

**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, Lonnie Puskala, Zane Zander, and Gerald Sonnabend. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Community Development Director Cheryl Welch, and Building Inspector Mike Angoli. Absent were Al Ebert, Mike Buboltz, and Alderperson Crystal Fflug.

**GUESTS:**

None.

**APPROVAL OF THE AGENDA:**

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

**APPROVAL OF THE DECEMBER 7, 2015 PLAN COMMISSION MEETING MINUTES:**

**Motion** – Zander moved to approve the December 7, 2015 Plan Commission Meeting minutes. Seconded by Puskala. Motion carried unanimously.

**ZONING CODE AMENDMENTS:**

**A. R-1 – Single Family Residential District:**

Angoli explained the proposed zoning change is to eliminate the H, L, and M Density zoning in R-1 Single Family Residential Districts. He explained the side setback would be a minimum of 20 ft. total. Minimum square living space would be 960, which is the same as a maximum outbuilding. Angoli explained the change is to keep the R-1 zoning simple.

Zander questioned the side setback for an accessory building. Angoli explained going from five (5) to eight (8) feet allows for more room and without having a survey to verify lot line locations. Zander questioned if fences require a property line survey. Angoli stated yes.

**Motion** – Sonnabend moved to recommend to City Council the Zoning Code amendments for R-1 Single Family Residential District. Seconded by Zander. Motion carried.

**BUILDING INSPECTION REPORT:**

**A. Brillion Historical Society – Building Expansion – Update:**

Angoli reported he talked to Landol on the property. He is waiting to hear back from the Corporate Office if they would release it back to the City. The Driveway Easement Agreement may need to be revised.

**COMMUNITY DEVELOPMENT REPORT:**

**A. City Plan – Review Priorities for 2015-2017:**

Welch reported East Central Wisconsin Regional Plan Commission (ECWRPC) will be helping with a Downtown Visioning Workshop on the downtown. The outcome of this workshop will be

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included in a CDBG to remove the blight at the current Main Street Square property. The visioning will hopefully help identify the future purpose of the property.

Welch reported the RDA will also be working on Codes for downtown façade. They will also be working on trails to connect the Friendship Trail with the east end of the City towards Reedsville. Welch explained options will be considered to determine the best route.

**B. Review the City Code as it Relates to Property in the Downtown District:**

Angoli distributed the Exterior Property Maintenance Code for amendment consideration. Welch explained this amendment is just to start and take care of eye sores in all of the Districts. Angoli and Welch will continue to work on this.

**OLD BUSINESS:**

**A. Tesch Street Walkway Bridge – Update:**

Mayor Deiter suggested there is no alternative way to get from LaVesta Court to Fairway Drive. Therefore, he recommended that future discussion should end at the Plan Commission level. The consensus of the Plan Commission was to remove this item from future meeting agendas.

**NEW BUSINESS:**

Mayor Deiter asked the Plan Commission members for the comments on the IPR Presentation. Sonnabend stressed the importance of street improvements.

**ADJOURNMENT:**

**Motion** – Zander moved to adjourn the meeting. Seconded by Puskala. Motion carried unanimously. The meeting was adjourned at 6:47 pm.

Lori M. Gosz  
City Administrator/Clerk-Treasurer