

(Approved)

**PLAN COMMISSION
Minutes**

April 7, 2014

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, Al Ebert, Zane Zander, Gerald Sonnabend, Garrett Zimpel, and Alderperson Heather Gruett (arriving at 6:05 PM). Also present were City Administrator/Clerk-Treasurer Lori Gosz, Community Development Director Justin Linzmeier, and Building Inspector Mike Angoli.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE MARCH 3, 2014 MINUTES:

Motion – Zander moved to approve the minutes of the March 3, 2014 Plan Commission meeting minutes. Seconded by Sonnabend. Motion was carried unanimously.

GUESTS:

Joe Diener

CONDITIONAL USE PERMIT – 344 MARY STREET:

Angoli explained the property owner at 344 Mary Street requested a Conditional Use Permit to run a business out of his house. Joe Diener, 344 Mary Street, explained the plans for an addition to his current home to run a screen printing and embroidery business. He explained vehicle traffic will not increase more than five (5) vehicles per day. He stated if his business should increase at some time in the future he would look to move the business into a commercial building. If he should move the business the addition would be reverted to residential use. He explained the addition is not just for the business. He plans to use it for a recreation/family space for his family.

Gruett asked if Diener talked to any of his neighbors. Diener stated if he would need his neighbor's permission with a Public Hearing he would. Sonnabend suggested talking to his neighbors before moving forward with the project and that a Public Hearing would not be necessary. If there is a complaint the Plan Commission could revoke the permit.

The lot size was questioned. Angoli explained there is enough room for the addition on the lot.

Sonnabend suggested tabling this issue. He would like to see that all of the adjourning neighbors and the neighbors across the street be notified with signed notification first. Sonnabend asked that this be brought back to the May meeting.

Diener explained he would like to start the business in August. This depends on the availability of a contractor.

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Zander questioned public restroom use. Angoli stated per City Code in home businesses in Residential Districts is family members only. Diener explained his customers would only be there to place orders and pick up orders.

ZONING CODE AMENDMENTS:

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

Angoli explained he will have more to bring to the May meeting.

B. Chapter 92 – Telecommunications Amendment – Update:

Angoli reported he will be working on the ordinance language change after he is done with the Land Use Map.

A brief discussion followed on the new State Lay Mandatory Tower Placements.

C. Sign Ordinance – Consider Language for Directional Sign Requirements:

Angoli explained the current sign ordinance does not contain language to address directional signs. He suggested language to be added due to the industries' needs for truck traffic.

Mayor Deiter noted vacant building signs that are still hanging. Angoli will notify those property owners.

BUILDING INSPECTION REPORT:

A. 306 N. Main Street Building Permit - Update:

Angoli reported the permit has been issued. There are 30 days remaining to get the work done. Angoli will give a report at the May meeting.

B. Endries International – Sign Permit – Update:

Angoli reported he is working with Endries for the final location of the directional signs on their property.

COMMUNITY DEVELOPMENT REPORT:

Linzmeier reported on the following:

1. He has received some inquiries on available properties for commercial/industrial development.
2. New website up in May.
3. RDA working on updating their Project Plan.
4. Fall Fest planned in October in coordination with the Brillion Nature Center Pumpkin Walk.

OLD BUSINESS:

None.

NEW BUSINESS:

Mayor Deiter reported he contacted Keith DuQuaine regarding potential for development on his property.

ADJOURNMENT:

Motion – Mathiebe moved to adjourn the meeting. Seconded by Zander. Motion carried unanimously. The meeting was adjourned at 6:40 pm.

(Approved)

Lori M. Gosz
City Administrator/Clerk-Treasurer