

(Approved)

**PLAN COMMISSION
Minutes**

September 2, 2014

Brillion City Hall

6:00 PM

CALL TO ORDER: Bob Mathiebe called the meeting to order at 6:00 P.M.

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

APPROVAL OF THE AMENDED AGENDA:

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

APPROVAL OF THE AUGUST 4, 2014 MINUTES:

Motion – Sonnabend moved to approve the minutes of the August 4, 2014 Plan Commission meeting minutes. Seconded by Zander. Motion was carried unanimously.

GUESTS:

Matt Vechart, Beth Wenzel, and Bob Poch.

ENDRIES PARKING LOT EXPANSION:

Matt Vechart was present and explained the parking lot was planned for expansion in 2008. It is planned to expand to the east less than one (1) acre. Vechart explained they are talking to the Affinity Group to try to recover green space for storm water retention. He explained drainage will then flow away from the parking lot faster.

Motion – Sonnabend moved to approve the request as proposed. Seconded by Zander. Motion carried.

Vechart will work with the Building Inspector on any necessary permits with the work to be done this fall.

REZONING REQUEST – 114 W. WATER STREET:

Bob Poch from Keller Structures and 114 W. Water Street property owner, Beth Wenzel, were present. The rezoning request would be to rezone from I-1 and R-2 to C-1. Wenzel stated she has no set plans for the building, but will be cleaning out the main floor for electricity. Plumbing upgrades to rent space out per C-1 Zoning Code. She explained the gray building will come down and will be used for parking.

Motion – Sonnabend moved recommend to City Council to set a Public Hearing date to rezone Parcel ID #15203 to C-1. Seconded by Fhlug. Motion carried.

SENO COMPANIES INC. DEVELOPMENT – SITE PLAN REVIEW:

Angoli explained the Site Plan revisions are due to wetland delineations. The DNR required the building to be moved out of the designated wetland area.

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Sonnabend asked if all units would be done at once or in stages. Angoli explained they would start with the first unit and continue until all are complete. Sonnabend questioned the type of housing these units are. Angoli explained they are small units for lower income individuals. Fhlug stated she feels there is a need for this type of housing to get small families started.

Motion – Sonnabend moved to approve the Preliminary Site Plan as presented. Seconded by Zander. Motion carried.

BRILLION MIDDLE SCHOOL – PRELIMINARY SITE PLAN:

No report at this time.

ZONING CODE AMENDMENTS:

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

Angoli reported he is finalizing the Zoning Map update. Angoli questioned the zoning on parcel ID #27662. The property currently has two (2) different zoning which should not be done, but was requested from the property owner. Mathiebe stated the owner of Parcel ID#15362 purchased the parcel with the intent to rezone and build residential homes, which never happened. The property is still A-1.

Sonnabend stated the property at 128 E. Ryan Street has two (2) separate zones on one (1) parcel. The option to the owner would be to separate the parcel out as an out lot. It was suggested to make it one (1) zone.

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

No report.

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

No report.

BUILDING INSPECTION REPORT:

A. Consider Establishing a Business License Permit:

Angoli suggested the idea of establishing a permit for issuing a business license. This would allow for better record for Personal Property Taxes. Mathiebe suggested this be tabled for further consideration.

B. 218 Fieldcrest Drive:

Angoli reported there was a complaint filed that this property owner was running an auto repair business out of a residential home. He reported a letter was sent to the property owner.

COMMUNITY DEVELOPMENT REPORT:

No report.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

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ADJOURNMENT:

Motion – Sonnabend moved to adjourn the meeting. Seconded by Zander. Motion carried unanimously. The meeting was adjourned at 7:06 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer