

(Approved)

**PLAN COMMISSION
Minutes**

October 6, 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, Zane Zander, Gerald Sonnabend, and Alderperson Crystal Fhlug. Also present were City Administrator/Clerk-Treasurer Lori Gosz and Building Inspector Mike Angoli. Absent were Al Ebert and Garrett Zimpel.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE SEPTEMBER 2, 2014 MINUTES:

Tabled.

GUESTS:

Bill Seno, Mark Soderlund, Ron Wolf from McMahan, and Nick Madison and Carrie Deiter from the Brillion School District.

BRILLIANT DEVELOPMENT GROUP LLC – CERTIFIED SURVEY MAP REVIEW AND APPROVAL:

Angoli reviewed the Certified Survey Map for the Seno property. He stated it meets all the requirements of the City Code.

Motion – Sonnabend moved to recommend to City Council to approve the Certified Survey Map for the Brilliant Development Group, LLC without a Public Hearing. Seconded by Mathiebe. Motion carried.

SENO COMPANIES INC DEVELOPMENT – SITE PLAN REVIEW:

Angoli reviewed the Site Plan with the Commission. Bill Seno was present to answer any questions from the Commission.

Zander questioned if more garages would be added. Seno stated no. Mayor Deiter questioned the handicapped parking stall requirements. Angoli explained the requirements.

Motion – Mathiebe moved to approve the Site Plan from Seno Companies, Inc. as presented. Seconded by Fhlug.

Angoli explained a Developers Agreement would be reviewed at a future Plan Commission meeting.

Motion carried.

Mayor Deiter asked when the units would be available. Seno stated the DNR Wetland review put them behind, but anticipates beginning in spring to fill in the summer of 2015.

(Approved)

BRILLION MIDDLE SCHOOL – PRELIMINARY SITE PLAN:

Angoli voiced concern on the amount of parking stalls proposed on the Site Plan. He explained 56-58 parking stalls were lost with the design of the building. Angoli explained it is his recommendation to work with the School to look for additional parking stalls on the school site. He is concerned with traffic safety.

Nick Madison and Carrie Deiter explained as a Middle School there are not that many events that would require a lot of parking. Madison stated with the design of the building remodeling, the School had to look for ways to fix the pickup and drop off of students with safety in mind. He stated there were a lot of thought put into it, with safety in mind. They feel they have achieved it.

Angoli feels the flow is congested. Carrie Deiter stated there will always be congestion, but only for a short period of time.

Ron Wolf, McMahon, suggested at some time in the future changes could be made to Washington Street to have a right turn lane by moving the curb line over.

Fhlug stated there will always be situations where people will try taking a short cut and not follow the designated traffic route. She commented on cars now parked on Main Street. Carrie Deiter stated this has been addressed with Staff.

Discussion followed. No parking on Washington Street during school hours was suggested. Mayor Deiter suggested temporary no parking be initiated to see how the traffic flows before an ordinance is adopted restricting parking.

Angoli explained his only concern is the safety of the children. He is looking to make sure there is adequate parking for safety reasons.

Mayor Deiter suggested monitoring the parking as the project proceeds. This will be monitored during the project by the Police Department and School Administration.

Angoli asked where the construction parking would be. Madison stated in the front of the building.

Timeframe is July 1st completion. Gosz suggested if it is decided to move the curb line on Washington Street for a right turn lane to engineer for work to be done in the summer of 2015.

Motion – Sonnabend moved to approve the Site Plan for the building with parking to be reviewed for possible amendments. Seconded by Mathiebe. Motion carried.

COTTAGE ESTATES FIRST ADDITION:

Mark Soderlund gave an update on the project and explained Mau & Associates will survey and have the street elevations set by Wednesday, October 8th. He explained 250 feet of binder course will be completed by the end of October 2014, with blacktop up to the utilities on Lot #16 to allow for curb cuts. Soderlund stated the full street will be done in 2015.

Angoli stated a turnaround for snow plow trucks will be required for this winter. Soderlund stated he could do this for this snow season. Next spring/summer the road would be completed to LaVesta Court.

(Approved)

121 MONROE STREET PARCEL #15116- REQUEST FOR OUT BUILDING:

Angoli explained the property owner at 121 Monroe Street would like to build a storage building tight to his building and waive the 10ft set back requirement. The building would be 8' X 10' storage shed.

Motion – Mathiebe moved to allow the permit as requested on the east end of the building for out building to avoid flood plain and Spring Creek. Seconded by Fhlug. Motion carried.

ZONING CODE AMENDMENTS:

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

Angoli reported he continues to work on this.

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

No report.

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

Angoli reported he should have language drafted for the November Plan Commission Meeting.

BUILDING INSPECTION REPORT:

A. Consider Establishing a Business License Permit:

Tabled.

Other:

Angoli reported Todd Kuchenbecker will be renting space from Mertens Quality Homes' building on W. Ryan Street for his business.

COMMUNITY DEVELOPMENT REPORT:

Mayor Deiter reported interviews are complete and the position should be filled soon, pending City Council approval.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

Motion – Mathiebe moved to adjourn the meeting. Seconded by Zander. Motion carried unanimously. The meeting was adjourned at 7:14 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer