

PLANNING COMMISSION
THURSDAY, OCTOBER 5, 2017

Present: Betty Root, Jim Cunningham, Peggy Wittman, Joe Frontiera, Diane LaPorte (Absent: Rob Splane and Jerry Spencer). Also present: David Jirousek (Williams & Works), Mayor Ron LaPorte, City Manager Stan Rickard (4:35 p.m.), Joan LundBorg, Craig Cihak, Dave Lorenz, Staci Hegg, George Sadler, Gail Zieger (4:50 p.m.) and Gale Goldberg (Dep. Clerk).

The meeting was called to order by Vice Chairman B. Root. The agenda was amended to add a zoning application request from George Sadler for the property at 314 State Street to add it after #9. The agenda was approved (5-0) upon motion by D. LaPorte and supported by J. Frontiera. The minutes of the September 7th meeting were approved (5-0) upon motion by D. LaPorte and supported by J. Cunningham.

There were no public comments at this time.

The commission was updated on the status of the following:

Ordinance 2017-02, Chapter 1259, Sign Illumination – the city council tabled the 2nd reading on September 26, 2017.

Ordinance 2017-03, Chapter 1249, B-1, Central Business “Build To” amendments – city council passed the 1st reading on September 26, 2017, and 2nd reading will be October 10, 2017.

Site Plan Review – Comfort Drive

D. Jirousek explained this site is to be for office and storage per Craig Cihak’s zoning application. He gave a quick overview of the project, noting this parcel is zoned General Business B-2 and the proposed square footage of the building is 7,424. For Standards of Approval the following would need to be addressed:

- landscaping
- drainage/storm water
- visual and sound privacy
- exterior lighting

Mr. Cihak explained he had hoped his architect had supplied everything needed. He also noted that due to the fact he has leased his current building to GHSP and the weather will be getting colder, he would like to move forward as soon as possible. D. Jirousek noted this is not a complicated project and the commission could approve the project with the items in question to be approved administratively. Mr. Cihak’s application was approved (5-0) on condition all requirements are met and approved by the City Manager/Zoning Administrator upon motion by J. Cunningham and supported by D. LaPorte.

Ordinance Amendments – Chapter 1259 Signs (Not including Illumination)

It was noted a public hearing was held September 7, 2017. There were no public comments at this time. There was a discussion among the commission members addressing the frustration of trying to balance Main Street design principles with the desires of downtown business owners. The city council’s direction was to reconsider the entire sign ordinance and its effect on downtown. Mayor LaPorte suggested the commission pause and seriously consider this. D. Jirousek noted the commission does not need to proceed with the changes previously discussed. It was noted that the present ordinance is far more restrictive than the proposed changes but members agreed to drop the changes and the current ordinance will remain and be enforced. It was agreed some cleaning up of verbage

should be made to comply with the Supreme Court rulings. J. Cunningham made a motion, supported by D. LaPorte and approved (5-0) to have D. Jirousek (Williams & Works) clean up some wording and bring it to the next Planning Commission meeting.

Chapter 1243 General provisions – Keeping of Chickens

D. Jirousek gave an overview of this proposed project. It was noted the wording in the current ordinance would keep most people from even considering chickens. Specific problems with chickens were discussed in regard to manure odors, presence of lice and a possible drop in property values for the neighbors. There were no public comments at this time. J. Cunningham made a motion, supported by D. LaPorte and approved (5-0) to keep the present ordinance and make no changes.

Master Plan

There was a quick review of the draft form of the Master Plan presented, with a minor addition of the word “and” to be placed in the first sentence in chapter 3. An intent letter and copy of the draft form can be distributed to outside agencies if approved by the commission and city council. J. Cunningham made a motion, supported by D. LaPorte and approved (5-0) to recommend to city council to authorize the distribution of the Master Plan for the 42 day review.

G. Sadler – 314 S. State – zoning application

There was no approval to be discussed, just a general introduction to Mr. Sadler’s plans. He explained this property would be converted to multi-family housing, 3 or 4 apartments. D. Jirousek offered to work with Mr. Sadler and confirm the process and will bring it back to the next Planning Commission meeting.

The meeting adjourned at 5:30 p.m. upon motion by D. LaPorte and supported by J. Frontiera.