

# MINUTES OF THE PLANNING COMMISSION MEETING

August 12, 2020

The meeting of the Planning Commission of the Village of Slinger was called to order at 300 Slinger Road, Slinger, WI at 6:30 PM on Wednesday, August 12, 2020 in accordance with the notice of meeting delivered to the members on Friday, August 7, 2020.

## 1. Roll Call:

	<u>Present</u>	<u>Absent</u>
Commissioner Behrend	x	
Commissioner Ammerman		x
Commissioner Stuetgen		x (excused)
Commissioner Lehn	x	
Commissioner Erovick	x	
Chairman Brandt	x	
Commissioner Fredericks	x	
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Also Present:

Administrator Margaret Wilber, Planner Mary Censky, Engineer Jim Haggerty and Clerk Tammy Tennies.

Chairman Brandt informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

## 2. Approval of Minutes

### A. 7-15-2020 Minutes DRAFT

Motion Commissioner Erovick/Commissioner Behrend to approve the minutes of 7-15-2020; Passed

## 3. Public Hearing and Action Thereon

### A. Review, consideration and possible recommendation to the Village Board of a proposed amendment to Section 550-28 ((B-1 Commercial District) subparagraph D., of the Village Code to modify/reduce the minimum required lot area and width standards

Clerk Tennies read the public hearing notice and stated that no comments had been received.

Chairman Brandt opened the Public Hearing at 6:32pm. There being no public comments, the hearing was closed at 6:33pm.

Administrator Wilber commented that this modification/reduction in minimum required lot area and width standards came about during discussion and review of the Slinger House projects.

Planner Censky discussed that the lot area and width in the B-1 Commercial District currently read that they shall have a minimum area of 7,200 square feet and shall be not less than 70 feet in width. The suggested change is minimum area of 5,000 square feet and 40 feet in width.

Committee members agreed that this amendment to the Village Code was a good idea.

Motion Commissioner Lehn/Commissioner Fredericks to forward to the Village Board for approval the proposed amendment to Section 550-28 (B-1 Commercial District) subparagraph D., of the Village code to modify/reduce the minimum required lot area and width standards; Passed

#### 4. New Business and Action Thereon

**A. Concept review for a proposed church use (worship and/or congregation center) to be located at 206 Slinger Road, which is currently zoned M-1 Manufacturing District. The applicant is Mosaic Church in c/o Jason Montano and the property owner is Richard O Hansen Revocable Trust**

Planner Censky described the generalities of this concept review. It was noted that the applicant had received and signed the concept review process acknowledgment form. She stated that the applicant is proposing to establish a church use at 206 Slinger Rd. which is currently zoned M-1 Limited Manufacturing and would not to be changed to I-1 Institutional District. Planner Censky informed the Commission that a portion of the building and site are currently being used for M-1 uses/occupancies.

Discussion was held on modifying the Land Use and Zoning of the entire property or modifying the M-1 Limited Manufacturing District or amending the code to allow this use with a condition use permit.

No action was taken.

**B. Concept review of a plan to plat an 8 lot subdivision under R-4 Single Family Residential Zoning as an expansion of Hickory Heights at the farthest north end of existing American Eagle Drive. The property is currently zoned R-2 Single-Family Residential and Rd-1PUD, Two Family Residential District with Planned Unit Development District Overlay. The applicant and property owner is Bohn Building & Development LLC in c/o John Bohn**

Planner Censky described the generalities of this concept review. It was noted that the applicant had received and signed the concept review process acknowledgment form. She stated that the applicant is proposing a subdivision plat for 8 new single-family residential lots which are currently R-2 Single Family Residential and RD-1 PUD Two-Family Residential w/ Planned Unit Development District Overlay. The applicant is proposing a zoning change to R-4 Single-Family Residential District. Planner Censky noted that a change in rezoning would allow for smaller lot sizes.

Chairman Brandt noted to the applicant, Mr. John Bohn, that the Village has stressed in the past that they would like to see the remainder of American Eagle Dr. constructed so it connects with Lovers Lane.

Commissioner Fredericks reiterated the desire for John Bohn to establish a road connection to Lovers Lane. He read from past meeting minutes the requests from the Commission asking for John Bohn to complete American Eagle Dr. to connect with Lovers Lane. Discussion was held on the road connection, which John Bohn stated was not feasible for him at this time, and the lot sizes.

Seeing as this was a concept review, the Commission only provided the applicant with general discussion on the proposed project.

No action was taken.

**C. Review and possible recommendation to the Village Board of a subdivision identification sign plan proposed for the Cedar Bluffs condominium development on Cedar Bluffs Way. The applicant is Corey Foerster of Foerster Sign Company on behalf of Cedar Bluffs Condominium**

Planner Censky informed the Commission that Corey Foerster of Foerster Sign Company was hired to create a free standing subdivision identification sign. She noted that all code requirements have been met and that she recommends approval, subject to the applicant getting the necessary sign permit prior to the start of construction/installation of the sign.

Motion Commissioner Fredericks/Commissioner Behrend to approve the subdivision identification sign for Cedar Bluffs Condominium Development subject to approval of a sign permit by the Village Building Inspector; Passed

**D. Concept review of prospective changes to the Land Use Plan map, the Zoning Map and the Zoning Code Text in support of the Redevelopment District #2 Plan**

Planner Censky informed the Commission that the Redevelopment Authority had met earlier that day and discussed prospective Land Use Plan Map Amendments, Zoning Map Amendments and B-1 Commercial district Text Amendments in support of the Village's proposed new Redevelopment District #2. She provided an overview of the maps that were discussed and went over the possible Land Use designations and current Zoning classifications that would need to be made. Planner Censky discussed that there are also certain Zoning Code text amendments to be considered, such as adding to the list of possible conditional uses that can be considered in the B-1 Commercial District a new use called "Mixed Use Development". Mixed Use Development allows for a mixing of multiple principal uses. She also mentioned rephrasing the currently listed Conditional Use at Section 550-28 B (5) as "Multiple-family residential uses/structures along with rephrasing the currently listed Permitted Accessory Use at Section 550-28 C (4).

Discussion was held on the need for a public hearing for zoning changes. It was noted that the public hearing would be Wednesday, September 16, 2020.

No action was taken.

**5. Adjourn Meeting**

Motion Commissioner Lehn/Commissioner Fredericks to adjourn at 7:46pm; Passed

Approved By: \_\_\_\_\_

Russell Brandt

Drafted By: Tammy Tennes, Clerk/HR Village of Slinger