

The Planning Commission met in regular session on April 25, 2017. The meeting was called to order by Chair Darlington at 5:15 pm followed by the Pledge of Allegiance.

Commissioners present; Darlington, David, Auer, Czape, Stout, English, Wenzel, Clayton Commissioners Absent; Wendell. Also present were Zoning Administrator Weaver, Nancy Bodnar, Douglas Jacobson, Bill VonMatt.

There was a motion by Stout with support from Wenzel, to approve the minutes of the March 28, 2017 meeting. All ayes.

The first order of business was a request from Bill VonMatt to review an amended site plan for his property at 1110 W. Cedar Avenue, which differs from the plan approved by the Planning Commission on July 26, 2016. The original plan called for the house to be demolished in 2017 and a hard surface road to go down toward the rear of the property.

Due to a change in possible future plans for the property, he is asking that the commission approve a site plan, labeled A-1, which includes the following; a hard surface parking area of 2,750 square feet on the southeast corner of the parcel adjacent to the sidewalk, a cement retaining wall located on the west side of the property which begins roughly 10 feet from the south property line and runs 150 feet north, firewood ready for sale will be in the southwest area of the parcel and log stacks will be no more than 12 feet high, in lines running north to south. Such stacks will be at least 10 feet from the east and west property lines and set back at least 120 feet from the edge of the road, W. Cedar Ave. The house has been demolished.

A motion was made by Stout with support from Wenzel, that the new site plan be approved. All ayes.

Tim Yuergens, the new blight enforcement officer was unable to attend the meeting as planned. Per Weaver's report, he is working toward compliance with a number of citizens. One issue he encounters frequently revolves around unimproved drives. An example is folks who want to have a parking pad for campers, boats and extra vehicles. Gravel is an affordable product but is not allowed under the ordinance. Some discussion followed and the topic will be discussed at another meeting.

Weaver is attending a zoning meeting sponsored by the MEDC in May. The date conflicts with the date of the May meeting so she will not be in attendance. Weaver has recently spoken with the planner, Doug Piggott, about issues that the planning committee may wish to address in the future as small retailers go out of business as a result of Internet shopping. An option may be to look at decreasing the size of the C1 district and re-zone half blocks off Cedar Avenue to residential. When the zoning ordinance is again reviewed will be the time to look at these issues.

At the March 28, 2017 meeting it was determined that the new sign proposed for the Veterans office was not allowable under the zoning ordinance as there would be two signs at the location. Attorney Jacobson and Commissioner Walters agreed to work together to find an allowable solution. Without further conversation amongst the parties, the existing sign was moved and the new sign installed. This is a violation of the ordinance. There was a great deal of discussion and it was decided the next step will be a letter from the Planning Commission to all parties, expressing their concerns regarding the violation.


The meeting was adjourned by Darlington at 6:30pm.

Respectfully submitted,
Joan David, Secretary