

MEETING OF THE CITY OF ZILWAUKEE PLANNING COMMISSION

February 15, 2010

The usual order of business was not followed in order to have election of officers. The secretary requested nominations for Chairperson for the upcoming year. T. Martin made a motion to nominate D. LaBeff. D. LaBeff did not accept the nomination. T. Martin made a motion to nominate B. Comstock, supported by T. Luplow. The motion carried. There being no discussion and no other nominations, the nominations were closed. B. Comstock accepted the position. The secretary next requested nominations for Vice Chairperson for the upcoming year. T. Luplow made a motion to nominate R. Metiva, supported by T. Martin. The motion carried. There being no more discussion and no other nominations the secretary closed the nominations. R. Metiva accepted the position.

N. Burke thanked D. LaBeff for his years as Chairman and the excellent job he had done.

The meeting was called to order at 6:15 P.M. by Chairman B. Comstock.

Roll Call:

Present: Norm Burke, Betty Comstock, Don LaBeff, Tom Luplow, Tim Martin, Rich Metiva and Steve Thayer.

Excused: Dennis Duro.

Tim Grueber had sent a letter requesting his resignation from the Planning Commission due to a conflict with his work and school schedule.

Also Present: Building Inspector/Zoning Administrator John Stemple, Mayor Gene Jolin, John Reis and Jay Wheeler - Architect and Engineers for the Zilwaukee School project.

The minutes of the December 21, 2009 meeting were considered. A motion was made by T. Martin, supported by T. Luplow, the minutes be approved as mailed. The motion carried.

Audience Participation:

J. Stemple introduced John Reis and Jay Wheeler to the Commission. He mentioned they did not need to come before the Commission for a site plan approval for the Zilwaukee School project. J. Stemple felt it would be good for the Commission members to have knowledge of what is happening regarding the improvements at the School. The work will take approximately 2 summers to complete. There was much discussion regarding the changes taking place at the School. Mayor Jolin thanked J. Reis and J. Wheeler for explaining the improvements at the Zilwaukee School.

Old Business:

Chairperson B. Comstock questioned the situation at the Old Texaco Station at 355 N. Adams

now Extreme Landscaping owned by Eric Frey. It was mentioned that several old vehicles and dumpsters are in front of the building. It was questioned if materials are possibly being dumped there from other areas. N. Burke questioned if the police department should check for a license on the vehicles at that site. It was discussed that E. Frey has never followed through with the site plans requirements. J. Stemple will check with Administrator Hascall and the police department regarding this issue.

J. Stemple mentioned according to our Ordinance, not following requirements for a site plan approval is a criminal offense which needs circuit court action and is difficult to enforce. He stated the Ordinance should be changed to make such violations a civil infraction verses a criminal offense as this is much easier to enforce. Mayor Jolin requested a letter regarding this possible change be written to Council.

J. Stemple will have wording on this for the ordinance at the March meeting. There was discussion regarding this and a motion to create a letter to Council was made by N. Burke, supported by T. Luplow. The motion carried. J. Stemple will write the letter.

New Business:

N. Burke mentioned the fact that TIFA is "wrapping up" and questioned if something could be done to keep it going. He stated TIFA is able to capture taxes for infrastructure for new business in some undeveloped areas of the City and this is instrumental for growth. The Commission will look into this for the March meeting.

Mayor Jolin mentioned Adm. Hascall will be retiring June 30, 2010.

John Stemple Updates:

None.

Ordinance Changes:

Chapter 15 was discussed. Some changes are in Section 1502. J. Stemple will add more requirements for Automotive Service and Repair Stations and Motels and Hotels. Section 1502 #8 will be removed from B-3. In Section 1502 #10 will be moved to M-1 with a Special Land Use Permit. In #11 J. Stemple will add requirements. Section 1503 #4 will be moved to M-1 and #5 will be removed. #7 will become #5 and 8,9,10,and 11 will become a,b,c and d. 31-P and 31-Q will be added here.

A motion was made by R. Metiva, supported by S. Thayer, to adjourn. The motion carried. Meeting adjourned at 8:05 P.M. The next meeting will be on March 15, 2010 at 6:00 P.M.

Respectfully submitted,

Carole Inman, Recording
Secretary