

MEETING OF THE CITY OF ZILWAUKEE PLANNING COMMISSION

March 15, 2010

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

Roll Call:

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

Excused: Tim Martin.

Also Present: Building Inspector/Zoning Administrator John Stemple, Mayor Gene Jolin, Administrator Pat Hascall and Bob Denome - manager Extreme Landscaping 355 N. Adams.

The minutes of the February 15, 2010 meeting were considered. A motion was made by R. Metiva, supported by T. Luplow, the minutes be approved as mailed. The motion carried.

Audience Participation:

Bob Denome, manager for Extreme Landscaping 355 North Adams, introduced himself to the Commission members. He apologized for the unkept condition at the business. The area is currently being cleaned up. B. Denome asked the members to consider a Special Land Use Permit for the site in order to establish a Used Car Lot business. He stated the owner probably will not put more monies into upgrading the building if it won't pay back and a used car lot could be beneficial. Chairperson B. Comstock asked for input from Commission members regarding this issue. N. Burke expressed his concern about the unsightly condition at the area and the piles of leaves and debris on the property. B. Denome mentioned possible construction of a berm in the area where the debris is to separate the business from the bike path. N. Burke informed B. Denome that the area is in a flood plain and perhaps there cannot be construction of a berm as more dirt possibly cannot be brought in. N. Burke also mentioned there had never been a letter to the Planning Commission from the owner of the property regarding the allowed use and length of time for such use. D. Duro questioned the number of autos that would be at the proposed Used Car Lot. B. Denome stated approximately 10 to 12 at one time. There was discussion regarding placement of a sign in the area. J. Stemple stated a sign must be on the owners property and meet the provisions stated in the Ordinance. N. Burke questioned if a site plan package had ever been filled out for the business. B. Denome stated he would fill one out. There was discussion regarding the types of business requests previously made for the 355 N. Adams location, some being transmission repair, landscaping and most recently sale of used cars. Mayor Jolin stated the landscaping business is currently there to stay. If consideration of a Used Car Lot of no more than 15 cars can gain a better looking building and surrounding area, he felt the Planning Commission should seriously consider this. N. Burke questioned if anyone else can take over this business. J. Stemple stated a Special Land Use Permit transfers with the land and not the owner. They must however follow the guide lines that have been set. J. Stemple mentioned the Commission members follow Chapter 18, Special Land Use Permit requirements when considering

the used car lot.

Old Business:

N. Burke questioned the TIFA situation. Adm. Hascall stated she had contacted the financial people involved with TIFA and there many guide lines and monies “ear marked” to be used at the close of TIFA.

TIFA must stay through the tax collection time in order to capture their taxes. Adm. Hascall will find out if legally there is anything that TIFA can do to keep a part of it “alive”. It was decided that N. Burke will attend the TIFA meeting on March 23, 2010 as a representative of the Planning Commission and question if TIFA or something similar can continue in the City.

New Business:

Some ordinance were distributed to the Commission members in order to update their present ordinance books. There was discussion on Civil Infractions.

John Stemple Updates:

None.

Ordinance Changes:

J. Stemple suggested skipping chapters 16 and 17 at this time and looking at them for the April meeting. He stated there are no big issues in these chapters. R. Metiva questioned mentioning the site plan review in M-1 and M-2.

In chapter 18, page 128, section 1802, J. Stemple stated this is where fees for applications should be incorporated. On page 129, #3 change “after at least two” to “one” and drop the “s” on “publications”. In #5 remove “Written notice of violation shall be given by the Zoning Administrator to the holder of the permit and correction must be made within thirty (30) days. After a thirty (30) day period an additional notice shall be given by the Zoning Administrator, the use for which the permit was granted must cease within sixty (60) days from the date of the second notice”. On page 131, section 1803, #4 add the word “uses” between “those” and “listed”.

In chapter 19, page 132, section 1901, #1 J. Stemple will discuss charter wording regarding this with the City Administrator. In #3 the fees for this will be in the schedule. In #4 and #5, J. Stemple will look this over for discussion at the April meeting. On page 134, section 1902, #1 the wording “nuisance per se” will be removed and “civil infraction” will be added. Section 1902, #1-b “CORRECTION PERIOD” will be removed completely and 1-c “PENALTIES” will be rewritten completely. Section 1903, #3, page 137 - “Additionally, it is required that if an individual property is proposed for rezoning, the property shall be conspicuously posted at least eight (8) days prior to the public hearing, stating the time, place, date and purpose of the hearing” will be completely removed. On page 138, setion 1904 #1 b J. Stemple will check on this.

A motion was made by S. Thayer, supported by D. Duro, to adjourn. The motion carried.

Meeting adjourned at 8:10 P.M. The next meeting will be on April 19, 2010 at 6:00 P.M.

Respectfully submitted,

Carole Inman, Recording  
Secretary