

## MEETING OF THE CITY OF ZILWAUKEE PLANNING COMMISSION

April 19, 2010

The meeting was called to order at 6:00 P.M. by Chairman B. Comstock.

The oath of office was given to Ken Hyde, the new Planning Commission member filling the position of Tim Grueber, by Deputy Clerk Carole Inman.

### Roll Call:

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

Also Present: Building Inspector/Zoning Administrator John Stemple, Mayor Gene Jolin and John Warack owner of a section of property on North Adams in front of the State Building by the Zilwaukee Bridge.

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

### Audience Participation:

J. Warack addressed the Planning Commission members and informed them of his plans for possible construction of a business such as a gas station and fast food facility on his property on N. Adams. He stated he has secured the necessary permits for the site. J. Warack questioned the Ordinance regarding allowed sign height and the situation of the infrastructure in the area.

### Old Business:

Chairperson B. Comstock distributed copies of minutes dating from 2003 until present time concerning the issues at 355 N. Adams. B. Comstock stated the Planning Commission has been more than compliant with the owners regarding their requests through the years. They, however, have never followed through and met the requirements set for any of the site plan approvals. N. Burke mentioned that some necessary steps must be taken for a Used Car Lot. A few of these are to be licensed, need of a security bond and several other steps in order to legally have such a business. N. Burke informed J. Stemple that wires are strung across the driveway at this location. He questioned if this was legal as a child on a bicycle or a vehicle turning into the drive could get hurt as the wires are hard to see. N. Burke also question the ongoing situation of the junk and unlicensed vehicles at the site.

### John Stemple Updates:

J. Stemple mentioned John E. Green, 778 Bridgeview South, had requested a building permit for an addition on the building at their site. Due to the excessive length of timing necessary to obtain this approval, John E. Green changed their plans and decided not to pursue this. J.

Stemple mentioned Ordinance changes will allow such approvals in a more timely manner for such future requests.

Ordinance Changes:

J. Stemple informed the members that he will incorporate all the Ordinance changes onto a disc to be distributed to the members.

D. LaBeff mentioned issues regarding wind turbines, medical marijuana and spot zoning for such properties as the DNR property at 805 S. Westervelt should be addressed and incorporated into the new Ordinance.

In Chapter 19, section 1904, #3-c FEES, the fee schedule in the Ordinance was discussed. J. Stemple will check on the legality of a policy for fees being charged for meeting requests or if it should be put into the Ordinance. At present the City has a policy #05-03 stating costs for fees.

In chapter 6-11 PC Review "g" TEMPORARY PERMITS - J. Stemple will work on this regarding provisions for other types of structures. In "h" 1 and 2 will be combined.

A motion was made by T. Martin, supported by D. LaBeff, to adjourn. The motion carried. Meeting adjourned at 7:45 P.M. The next meeting will be on May 17, 2010 at 6:00 P.M.

Respectfully submitted,

Carole Inman, Recording  
Secretary