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Department of Community Development

PLANNING COMMISSION

Policy Subcommittee

Monday, July 12, 2021

6:00 PM

Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:

Chair Mayor Wirth
Alderman Brian Parrish
Commissioner Dan Gentges
Commissioner Stephanie Hawley
Commissioner James Schaefer
Commissioner John Stoker
Alternate Gregg Bach - **Absent**

2) Meeting Minutes from June 7, 2021

Action

Commissioner Stoker made a motion to approve the June 7, 2021, meeting minutes.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (6-0)

RESULT:	APPROVED [6 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Wirth, Gentges, Hawley, Schaefer, Stoker, Parrish
ABSENT:	Bach

3) Overview of regulations for detached accessory structures in the residential zoning districts.

Asst. Dir. Zader stated that this issue was discussed when changes to the conditional use grant were addressed, and it was decided this issue of detached structures should be reviewed separately. In the packet he provided the Subcommittee with a comprehensive list of all the different types of detached structures that have come forward over the years, the experiences that were had and the various code sections that apply. He explained that this is an area where there have probably been a lot of interpretation by staff of the code language over the years and the language should be cleaned up and be consistent through the different sections. He explained that anything over 6 inches in height is considered a structure under the code, and all structures need to meet setback code requirements as well as other applicable requirements depending on the type of structure.

There was discussion about what type of structures are most often questionable to be allowed. It was stated that an applicant may state one use but may not use it in the manner that it was stated it will be used. It was suggested that the type of uses can be regulated by ordinance but not what structures can be allowed. Mayor Wirth commented that the rules should be consistent for the same type of structure and not the use of the structure. There was agreement from the Subcommittee regarding the Mayor's comment to separate the uses and the structures, while ensuring there is sensible connectivity between the two.

Asst. Dir. Zader gave a few examples of some of the areas of the code that will be relatively easy to clean up the language and to provide definitions (ex. pergolas and gazebos). There was discussion about the variety of items considered as structures, such as generators, AC units, flagpoles, and basketball hoops. It was suggested that some of these items be removed from the structure list. It was also suggested that setbacks and offsets for these specific items have different requirements than a standard structure. The Subcommittee agreed that there should be two separate lists. The code requirement regarding a survey be 1-year old or less was also discussed. There was agreement that the process needs to be made simpler as well as be cost effective for residents.

It was concluded that staff should prepare a proposal with changes to the current ordinances for the Subcommittee to review.

Asst. Dir. Zader asked the Subcommittee for feedback on whether the percentages of lot coverage allowed should be amended as this is a common complaint from residents. There was mixed feedback, and it was determined that this issue needs further discussion and evaluation of alternative options, which staff will provide at the next meeting.

4) Announcements

The next meeting will be Monday, September 13, 2021, at 6:00 p.m.
Mayor Wirth stated that it most likely will be in person.

?

5) Adjourn

Action

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (6-0)

Respectfully Submitted,

Jac Zader