



See Agenda Packet for
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Department of Community Development
Taped and Televised

PLANNING COMMISSION

Regular Meeting

Monday, May 3, 2021

6:00 PM

Virtual Meeting

Minutes

1) Call to Order, Roll Call

Present:

Chair John Wirth
Alderman Robert Strzelczyk
Commissioner Martin Choren
Alternate Dan Gentges
Commissioner Rick Lemke
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate Gregg Bach

Mayor Wirth called the meeting to order at 6:00 p.m. and he stated that this may be the last virtual meeting as the next meeting will be a hybrid meeting.

He stated the four protocols of process for the virtual meeting.

a) Approval of Minutes from March 22, 2021

Action

Commissioner Stoker made a motion to approve the minutes from March 22, 2021.

Commissioner Choren seconded the motion.

A voice vote was taken; vote passed (8-0)

2) Public Hearing/Consent

- a) Fresh Coast Dance, LLC. The applicant is seeking conditional use grant approval for a proposed 9,170 sq. ft. dance studio in a multi-tenant building for the property located at 7170 W. Donges Bay Road.

Action

Commissioner Bach made a motion to open a Public Hearing.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (8-0)

Action

Commissioner Stoker made a motion to closes the Public Hearing.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed (8-0)

- b) Thompson Project Management for Foxtown Brewery. The applicant is seeking conditional use grant approval to allow for a distillery within Foxtown Brewing for the property located at 6411 W. Mequon Road.

Action

Commissioner Jim Schaefer made a motion to open a Public Hearing.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (8-0)

Action

Commissioner Gentges made a motion to close the Public Hearing.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (8-0)

3) Consent Agenda

- a) Wallace and Jane Rieger Trust. The applicant is seeking minor request approval to allow for an accessory structure over 1,000 sq. ft. (6,720 sq. ft.) for agricultural storage for the property located at 12300 N. Wasaukee Road.

Action

Ald. Strzelczyk made a motion to approve the 3 items on the Consent Agenda.

Commissioner Stoker seconded the motion.

A voice vote was taken; vote passed (8-0)

RESULT:	APPROVED [8 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	John Stoker, Commissioner
AYES:	Wirth, Strzelczyk, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

4) Policy

- 1) Chapter 58 of the Zoning Code as it relates to Conservation Subdivisions in the R-1 Zoning district and Conditional Uses in Residential zones.

Mayor Wirth stated that the rewrite of Chapter 58 of the Zoning Code would accomplish three things:

1. Creates a Conservation Subdivision Ordinance in the R-1 district.
2. Clarifies conditional uses and restructures the residential code to eliminate repeated language; making it easier to follow.
3. Easier to amend in the future.

Asst. Dir. Zader stated that there have been changes to the conditional uses and the conservation subdivisions in the past, and this combines everything into one major change to the code. The majority of the changes were made to the definitions section as well as to the agriculture overlay section.

The conditional use section has been reviewed previously by both the Commission and the Policy Subcommittee. Changes are being made due to state law changes made in 2017. Uses were deemed permitted uses (In home daycares), move the use to the OA district (microbreweries and wineries) and some were removed from the list making them prohibited (churches, public administration buildings). Specific conditions were added to some certain uses (guest houses/dwelling units).

Uses that are now deemed nonconforming (list on page 74 of the packet) will be rezoned to institutional zoning which will match most of the other churches and schools within the city.

Many of the changes to the conservation subdivisions were discussed at the previous meeting. There is one item that was still not resolved regarding the road connections. Following is the proposed solution:

- At least 2 connections to a neighboring property.

RESULT:	APPROVED [9 TO 0]
MOVER:	Robert Strzelczyk, Alderman
SECONDER:	Martin Choren, Commissioner
AYES:	Wirth, Strzelczyk, Bach, Choren, Gentges, Lemke, J. Schaefer, R. Schaefer, Stoker

5) Announcements

The next meeting is Monday, May 24, 2021 at 6:00 p.m.

6) Adjourn

Action

Ald. Strzelczyk made a motion to adjourn the meeting.

Commissioner Jim Schaefer seconded the motion.

A voice vote was taken; vote passed (8-0)

Respectfully Submitted,

Jac Zader