



COMMISSION MEMBERS PRESENT: D. Driver, J. Hewitt, J. Maier, T. VanBeckum and R. Bhatia

COMMISSION MEMBERS EXCUSED: F. Leonard

STAFF: S. Schultz, R. Palm

1. Call to Order

D. Driver called the Plan Commission meeting to order at 1:00 pm.

2. Roll Call

S. Schultz performed the roll call.

3. Meeting Minutes

a. April 21, 2021

J. Hewitt moved to approve the April 21, 2021 meeting minutes as presented. R. Bhatia seconded the motion. On a voice vote, the motion carried unanimously.

4. Old Business

5. New Business

J. Kis arrived to the meeting after item 5.a. was read.

a. 4112 CTH KR Certified Survey Map Application (CSM-02-21)

S. Schultz provided details of the applicant's proposal to create a single, new lot along CTH KR measuring at 30,250 square feet (110' x 275'). J. Maier moved, and R. Bhatia seconded to approve the applications subject to all staff recommended conditions. On a voice vote, motion carried unanimously.

Item 5.g. was taken after item 5.a.

b. St. John Properties Site Plan Application (SP-09-21)

S. Schultz provided details of the applicant's proposal to expand the approved building plan by approximately 8,500 square feet. The expansion would occupy a small portion of the rear access area. J. Kis moved, and J. Hewitt seconded to approve the application. On a voice vote, motion carried unanimously.

c. HREDC Semi-Truck and Trailer Parking Facility (SP-10-21)

S. Schultz provided details of the applicant's proposal to add 466 truck trailer parking stalls to the site. The applicant previously received zoning and conditional use for an asphalt batch plant; however, they wish to move forward with this application instead of the asphalt plant. R. Bhatia moved, and J. Maier seconded to approve the application subject to all staff recommended conditions. On a voice vote, motion carried unanimously.

d. Ordinance 11-2021: Amending the Zoning Map for 2245 and 2247 Mead Street, Parcel Identification Number 151-03-23-21-138-000, from RL-2 (Low-Density Residential 1) to B-1 (Neighborhood Business); Zoning Map Amendment Application ZMA-07-21

R. Palm provided details of the zoning map amendment. The applicant is requesting permission to amend so it matches the property's existing use. J. Maier moved, and J. Kis seconded to approve Ordinance 11-2021. On a voice vote, motion carried unanimously.

e. Ordinance 12-2021: Amending the Zoning Map for Properties Adjacent to Trudeau Trace, Parcel Identification Numbers 151-03-22-03-021-031, -032, and -033, from AG-1 (Limited Agriculture) to RL-1 (Low-Density Residential 1); Zoning Map Amendment Application ZMA-08-21

S. Schultz provided details of the zoning map amendment. The applicant is requesting permission to amend to match the existing lot size and intended use for developable residential lots. J. Kis



moved, and J. Hewitt seconded to approve Ordinance 12-2021. On a voice vote, motion carried unanimously.

f. Ordinance 13-2021: Amending the Zoning Map for 8024 Braun Road, Parcel Identification Number 151-03-22-27-011-000, From RE (Estate Residential) to AG-1 (Limited Agriculture); Zoning Map Amendment Application ZMA-09-21

R. Palm provided details of the zoning map amendment. The applicant is requesting permission to rezone the property to allow for agricultural use and potentially construct an agricultural fence. J. Maier moved, and J. Kis seconded to approve Ordinance 13-2021. On a voice vote, motion carried unanimously.

g. Ordinance 14-2021: Amending the Zoning Map for a Portion of 4112 County Line Road, Parcel Identification Number 151-03-23-31-048-000, From AG-1 (Limited Agriculture) to RL-1 (Low Density Residential 1); Zoning Map Amendment Application ZMA-10-21

S. Schultz provided details of the zoning map amendment. The applicant is requesting permission to amend in coordination with a proposed new lot on corresponding CSM-02-21. J. Maier moved, and R. Bhatia seconded to approve Ordinance 14-2021. On a voice vote, motion carried unanimously.

6. Commissioner & Staff Reports

a. Robin Palm, Planner II

i. Staff Permits Report

R. Palm reported 5 Sign Permit applications, 6 Zoning Compliance Permits, 0 Zoning Compliance Reviews, and 2 Municipal Complaints.

ii. Update on Local Area Plan 5

R. Palm provided a map of the area indicating what the parcels are zoned as. He also provided a number of charts with demographic statistics.

iii. National Planning Conference Takeaways

b. Samuel Schultz, Community Development Director

i. Update on Local Area Plan 1

S. Schultz reported there was work done with UWM exploring options on the Local Area Plan 1. He will have more details next month.

ii. National Planning Conference Takeaways

S. Schultz thanked the board for budgeting to allow staff to attend. He touched on how other municipalities are using A.I. in planning procedures.

7. Adjournment

J. Hewitt moved, and J. Kis seconded to adjourn the Plan Commission meeting at 3:07pm. On a voice vote, the motion carried unanimously.