



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

**COMMISSION MEMBERS EXCUSED:** J. Kis

**COMMISSION MEMBERS ABSENT:** T. Bozinovski

**STAFF:** S. Schultz, R. Palm

**1. Call to Order**

D. Driver called the Plan Commission meeting to order at 1:01 pm.

**2. Roll Call**

S. Schultz performed the roll call.

**3. Meeting Minutes**

**a. May 19, 2021**

J. Hewitt moved to approve the May 19, 2021 meeting minutes as presented. J. Maier seconded the motion. On a voice vote, the motion carried unanimously.

**4. Old Business**

**5. New Business**

**a. 1919 Newman Road Certified Survey Map Application (CSM-03-21)**

R. Palm provided details of the applicant's proposal to create a single, new lot along Newman Road measuring at 30,390 square feet (101' x 338'). J. Maier moved, and J. Hewitt seconded to approve the applications subject to all staff recommended conditions. On a voice vote, motion carried unanimously.

**b. 11025 Spring Street Certified Survey Map Application (CSM-04-21)**

S. Schultz provided details of the applicant's proposal to create three new lots along Spring Street from two existing lots. Lot 1 would be .62 acres, Lot 2 would be 2.57 acres, Lot 3 would be 17.39 acres. J. Hewitt moved, and R. Bhatia seconded to approve the application subject to all staff recommended conditions. On a voice vote, motion carried unanimously.

**c. Arby's Site Plan Application (SP-11-21)**

S. Schultz provided details of the applicant's proposal to construct an Arby's restaurant with a drive-thru at the southeast corner of Kilbourne Drive and East Frontage Road. 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 17-2021: Amending the Zoning Map for 5210 Taylor Avenue, Parcel Identification Number 151-03-22-25-137-000, from RL-1 (Low Density Residential 1) to RE (Estate Residential); Zoning Map Amendment Application ZMA-11-21**

R. Palm provided details of the zoning map amendment. The applicant is requesting permission to amend to match the property's existing use and to conform to the properties size. R. Bhatia moved, and J. Hewitt seconded to approve Ordinance 17-2021. On a voice vote, motion carried unanimously.

**e. 5210 Taylor Avenue Conditional Use Application (CU-02-21)**

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



**f. Ordinance 18-2021: Amending the Zoning Map for a Portion of 11025 Spring Street, Parcel Identification Numbers 151-03-22-08-012-004 and 151-03-22-08-012-000, from AG-1 (Limited Agriculture) to RL-1 (Low-Density Residential 1) and RE (Estate Residential); Zoning Map Amendment Application ZMA-12-21**

S. Schultz provided details of the zoning map amendment. The applicant is requesting permission to rezone the property in conjunction with CSM-04-21, splitting two 6.9 & 13.6 acre parcels into three parcels. J. Hewitt moved, and J. Maier seconded to approve Ordinance 18-2021. On a voice vote, motion carried unanimously.

**g. Memorial Bench Locations**

**i. Pike River Pathway Phase One – Future Locations**

G. Baumgardt provided a map indicating three future park bench locations in phase one of the Pike River Pathway. The locations will be first come, first serve to the public. Staff would bring future location additions back to the Commission for approval.

**ii. Stewart-McBride Park – Bengston Bench**

G. Baumgardt presented the application of the Bengston Bench requesting a bench north of the west softball diamond facing the pond.

J. Maier moved, and J. Hewitt seconded to approve the Memorial Bench Locations: Pike River Pathway Phase One – Future Locations and Stewart-McBride Park – Bengston Bench, and grant staff the authority to accept bench donations for the approved locations. On a voice vote, motion carried unanimously.

**6. Commissioner & Staff Reports**

**a. George Baumgardt, Parks and Recreation Manager**

**i. Parks and Open Space Plan – Chapters 1-4**

**ii. 2021 Parks Projects**

**1. Sheridan Woods Playground**

G. Baumgardt discussed the various playground equipment upgrades taking place.

**2. Campus Park Pickleball Court**

G. Baumgardt discussed the courts being installed. There was much discussion regarding the court reservation process, costs, and time length.

**b. Robin Palm, Planner II**

**i. Staff Permits Report**

R. Palm reported 4 Sign Permit applications, 2 Zoning Compliance Permits, 0 Zoning Compliance Reviews, and 6 Municipal Complaints.

**c. Samuel Schultz, Community Development Director**

**i. Local Area Plan 1**

S. Schultz reported the findings of the planning work completed by UW students.

**7. Adjournment**

J. Hewitt moved, and J. Maier seconded to adjourn the Plan Commission meeting at 2:48 pm. On a voice vote, the motion carried unanimously.