

# Plan Commission 2023



Meeting Minutes- August 18, 2023, 6:00 P.M.

**WORK SESSION - 5:30 p.m.** – Discussion Item Only, Future City Development Areas.

- 1. ROLL CALL:** Mayor Ted Neitzke called the Plan Commission to order at 6:00 P.M. in the Common Council Chamber at the City Hall. Members present were Mayor Ted Neitzke, Alderman Paul Neumyer, City Engineer Roger Strohm, and Commissioners Chad Mach and Kyle Knop. Absent and excused were Commissioners Eric Ryer and Mike Ehrlich. Also present was Director of Planning and Development Bob Harris.
- 2. APPROVE MINUTES OF PREVIOUS MEETING: MOTION BY ALD. NEUMYER AND SECONDED BY COMM'R STROHM TO APPROVE THE MINUTES FROM JULY 20, 2023, AS PRESENTED.** Motion carried unanimously.
- 3. PUBLIC COMMENTS/APPEARANCES:** None.
- 4. SPECIAL EXCEPTION:** City Planner Bob Harris reviewed this item with commissioners. Resident Kenneth Beiro wishes to place a 192 square foot shed at the rear of his property at 401 E Norport Dr. which would exceed the 150 square foot maximum established in zoning code. City Engineer Roger Strohm identified an existing easement located on the property and Mr. Beiro confirmed that the shed would not interfere with said easement. Mr. Beiro also stated that the shed's exterior appearance would conform to the style featured throughout the neighborhood. Comm'r Knop posed the question to Mr. Harris of altering the existing code to increase the maximum shed requirements. Mr. Harris answered that few requests of this nature are received to merit altering zoning code at this time. **MOTION BY COMM'R KNOP TO APPROVE THE SPECIAL EXCEPTION AND SECONDED BY ALD. NEUMYER.** Motion carried unanimously.
- 5. SPECIAL EXCEPTION:** City Planner Bob Harris reviewed this item with commissioners. Resident Christine Montgomery requests the driveway at her 965 Emerald Court residence to exceed the driveway width allowance set forth in zoning code by 16 feet. This expansion would allow for additional vehicle parking and maneuvering. Approval has already been granted by the Greystone Homeowner's Association and Ms. Montgomery's neighbor. **MOTION MADE BY MAYOR NEITZKE TO APPROVE THE SPECIAL EXCEPTION AND SECONDED BY COMM'R MACH.** Motion carried unanimously.
- 6. REZONING:** City Planner Bob Harris reviewed this item with commissioners. Belgium Farms LLC and Ansay Development seek to rezone 96 acres of land located west of Stonecroft Drive and north of Kara Lane from AG-Agriculture to RS-3 Single Family Detached Residence. No development plans accompany the request. Rezoning is being sought to proactively align with the City's Future Land Use Plan as the area was identified as suitable for residential development. Commissioners discussed complications the land poses such as the lack of access by way of a public road and no current access to sewer or water utilities. City Engineer Roger Strohm questioned the possibility of the landowners building a single estate home if their request is approved and Mr. Harris assured commissioners that limitations to lot sizes accompany RS-3 zoning code as well as indicate medium-density residence. Comm'r Knop brought attention to portions of the 96 acres that are identified as parks and environmental areas on the Future Land Use Plan, asking if those areas would be developed into residences as well. Mr. Harris confirmed that areas labeled as Primary Environmental Corridors and/or Parks and Open Space will be protected. **MOTION**

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**MADE BY CITY ENGINEER ROGER STROHM TO APPROVE THE REZONING REQUEST AND SECONDED BY ALD. NEUMYER. Motion carried unanimously.**

- 7. DISCUSSION ITEM:** Commissioners continued their discussion regarding Additional Dwelling Units (ADUs), which were first addressed at Plan Commission on July 20, 2023. Example ordinances from municipalities of varying size and locality were reviewed prior to the presentation of City Planner Bob Harris' preliminary suggestions for an ADU ordinance for the City. Commissioners discussed at length the delicacy of the creation of an ADU ordinance in that the language used must be careful to set forth desired limitations without being too restrictive. One concern is the abuse of the intended purpose of ADUs as rentals for supplemental income rather than provide housing for family members of the homeowners (i.e., Aging relatives). The variance of home style within the City was recognized as were the challenges this will pose to size, placement, and design restrictions. City Planner Bob Harris voiced Comm'r Ryer's concerns, which had been shared in writing via email prior to the meeting, about parking availability. Comm'r Mach expressed a desire to allow for flexibility in the number of occupants in an ADU to allow for young couples who may be starting a family. City Engineer Roger Strohm raised the question if utilities would be shared or separate. All commissioners showed enthusiasm for the prospect of implementing ADUs and Mayor Neitzke requested that City Planner Bob Harris and City Engineer Roger Strohm work to draft an ordinance to present to the commission. Mr. Harris agreed and noted that due to the legality of ordinances, City Attorney Eric Eberhardt's involvement will be required and thus the creation of a draft will take an estimated few months before presentation. Mayor Neitzke understood and commended Mr. Harris for creating a sound foundation. **For discussion only.**
- 8. ADJOURNMENT: MOVEMENT TO ADJOURN AT 6:49 P.M. BY COMM'R MACH AND SECONDED BY ALD. NEUMYER. Motion carried unanimously.**