

MEETING OF THE CITY OF ZILWAUKEE PLANNING COMMISSION

May 18, 2009

The meeting was called to order at 6:00 P.M. by Chairman D. LaBeff.

Roll Call:

Present: Norm Burke, Betty Comstock, Dennis Duro, Tim Grueber, Don LaBeff, Tom Luplow, Rich Metiva and Steve Thayer.

Excused: Tim Martin.

Also Present: Building Inspector/Zoning Administrator John Stemple, Mayor Gene Jolin and Chad Bell - Bell Landscaping 5247 North Westervelt.

The minutes of the April 20, 2009 meeting were considered. A motion was made by Rich Metiva, supported by Betty Comstock, the minutes be approved. The motion carried.

The secretary asked if Rich Metiva, Tim Grueber and Norm Burke, whose terms end in June 2009, were interested in another 3 year term. All three agreed to another term as members on the Planning Commission

Chad Bell, Bell Landscaping at 5247 North Westervelt, presented drawings for possible buildings to be used for storage for off season equipment at his current business. There was discussion regarding which of the two possible buildings would be constructed. One would be used for storage only and the other was for storage with an office area in the front. J. Stemple mentioned that if an office area was involved there would be parking issues and some other things to be considered. C. Bell decided to focus on the storage only building as he needs to get his equipment out of the weather as soon as possible. J. Stemple stated the property needed to be 1 parcel in order to fit and if it is now 2 parcels it must be combined. The rear yard set back must be 30' in this B-3 zoned area. C. Bell stated he will move the building to the north from where the drawing shows in order to have the 30' set back. J. Stemple mentioned a building permit would not be issued until he knows the property is 1 parcel. After much discussion, a motion was made by N. Burke, supported by S. Thayer, to approve the altered site plan for Bell Landscaping at 5427 North Westervelt for a 60' X 80' storage building with the necessary set back as stated in the Ordinance for a B-3 zoned area. The motion carried. This is an accessory storage to a permitted use. J. Stemple commented for future clarity that usually it is required that accessory buildings should have a hard surface driveway. However, due to the distance from the main road a ground or stone create drive will not be a problem.

Old Business:

T. Grueber questioned the new business, Precision Sprinkler at 501 S. Westervelt and if they were doing all the necessary things in proper order. J. Stemple stated they are. There was

some discussion regarding Extreme Landscaping on North Adams. It was mentioned that their time will soon run out for the approval they were granted nearly a year ago but have not acted on at this time.

New Business:

N. Burke mentioned the Master Plan and that it is the obligation of the Planning Commission to see that it is implemented.

John Stemple Updates:

None.

Audience Participation:

Mayor Jolin expressed his appreciation for the 3 members agreeing to taking another 3 year term on the Commission.

Ordinance Changes:

There was some discussion on Chapter 10 and the Commission was agreeable with R-2 "Uses permitted by Right". In #5 page 87 it was discussed to possibly delete "excluding buildings but". There was discussion to possibly change "buildings" to "Communication Towers". D. LaBeff asked the Planning Commission members to study Chapter 10 and 11 for further discussion at the June meeting.

A motion was made by R. Metiva, supported by T. Grueber, to adjourn. The motion carried. Meeting adjourned at 7:00 P.M. The next meeting will be on June 15, 2009.

Respectfully submitted,  
Carole Inman, Recording Secretary