

MEETING OF THE CITY OF ZILWAUKEE PLANNING COMMISSION

November 10, 2009

The meeting was called to order at 5:00 P.M. by Chairman D. LaBeff.

Roll Call:

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

Excused: Tim Grueber.

Also Present: Building Inspector/Zoning Administrator John Stemple, Adm Patricia Hascall, Tom Begin, Stephen Wawro and Kenneth DesJardins - Consumer Energy spokespersons.

The minutes of the October 19, 2009 meeting were considered. A motion was made by T. Luplow, supported by B. Comstock, the minutes be approved as mailed. The motion carried.

Old Business:

None.

New Business

None.

John Stemple Updates:

J. Stemple stated the building in the 800 block of S. Westervelt is to be demolished. A person of interest has been questioning possession of the building but J. Stemple felt the building is in such bad shape that it would not be worth the investment. In order for the business to fit, the area would also need a zoning variance.

Ordinance Changes:

The issue of the zoned area TRB-1 on North Westervelt was tabled in order to work on new ordinance changes in chapters 14 and 15. In chapter 14, B-2, section 1402, 1- "are permitted by right" will be added at the end of the sentence. The writing of section 1402, #4 will be revised by J. Stemple. There was some discussion regarding the local bars in B-2 and their hours of operation as in B-2 they are only allowed to be open until 11:00 P.M. It was decided to add "bars" to section 1403 in B-2. It will be removed from #8 in Chapter 15, section 1502. The wording "excluding adult entertainment" will be added. This will be #2 in section 1403 "Uses permitted by Special Land Use Permit". All of #3 in section 1403 will be removed. In section 1402, 31-N will be added. In section 1403 #1, a - will be rewritten by J. Stemple to remove "take out", "b" will be removed and "c" will become "b".

Consumer Energy spokespersons Tom Begin, Stephen Wawro and Kenneth DesJardins introduced themselves to the Planning Commission members. K. DesJardins gave a presentation to the members regarding Carbon Capture and Sequestration of carbon dioxide. Consumer Energy is considering drilling test wells on their property on North Westervelt for possible underground storage of carbon dioxide in future years in the proper rock formations. This will be a test well only at this time.

D. LaBeff asked the Planning Commission members to be ready to review Chapter 15 at the December meeting and TRB1.

Audience Participation:  
None.

N. Burke questioned the situation at the landscaping business in the Old Texaco Station on North Adams. He stated it looked like a reposition business for auction cars, as cars are coming in and out on flatbed trailers. Some cars on location have been stripped down. This area is only approved for a landscaping business and they had several issues to take care of in their site plan approval. J. Stemple will look into this situation.

A motion was made by T. Martin, supported by D. Duro, to adjourn. The motion carried. Meeting adjourned at 7:30 P.M. The next meeting will be on December 21, 2009 at 6:00 P.M.

Respectfully submitted,