

Zilwaukee Planning Commission Meeting

February 8, 2023

**Present: Norman Burke, Dennis Duro, Jordan Driscoll, Doug Gilbert, Joshua Grimes,
Dan LaBeff, Joan Waters**

Appointment of Officers:

Chairperson - Motion for Jordan Driscoll 1st - Joan Waters 2nd - Don LaBeff

All In Favor

Co-Chairperson - Motion for Don LaBeff 1st - Joan Waters 2nd - Dennis Duro

All In Favor

Secretary - Motion for Joshua Grimes 1st Joan Waters 2nd - Doug Gilbert

Joshua Grimes Declined

Motion for Joan Waters 1st Dennis Duro 2nd Doug Gilbert

Motion to Approve the Minutes:

1st Joshua Grimes

2nd Joan Waters

Approval of Agenda

Open Public Hearing:

**The public hearing is regarding Grandfathered Non-Conforming properties at 119 N Westervelt
and 115 N Westervelt.**

A. Robert Slate, Property Owner of 115 and 117 N Westervelt

1. Mr. Slate inherited 115 Westervelt from his grandparents.

**2. Slate family had been in the rental business. To continue, Mr. Slate wanted to replace the roof
and update wiring. The City Inspector would not approve the project, because the value of the
project was over 50% of the value of the property. At that time, Mr. Slate came before the City of
Zilwaukee for the improvements. Project was approved.**

B. Jon Stemple, Zoning Administrator

1. City of Zilwaukee added Non-Conforming Properties to the ZPC Agenda.
2. Value of Property is based on the income that is generated from the property. If one of the buildings on the property currently burns down, the non-confirming ordinance does not allow the property to be rebuilt. However, income is then significantly cut and property value is cut. Either way, when the property owner goes to sell the property, the property would be sold at a steep discount. Past experience has shown, slumlord could purchase property. Property would be exhausted and become abandoned, significantly lowering neighboring properties.
 - i. Insurance will not insure the property.
 - ii. Potential loss of income.

Public Hearing Closed

Commission Member Comments

Further discussion between members regarding the above comments was completed.

City Manager Mary Bourbina stated that 115 N Westervelt and 119 N Westervelt are the only two non-conforming properties within the City of Zilwaukee.

Jordan Driscoll made a Motion to Approve the Special Use Permit to allow the properties to be rebuilt as is and any building footprint changes desired needed to first be approved before the ZPC.

1st Joshua Grimes

2nd Dennis Duro

All in Favor: Norman Burke, Dennis Duro, Jordan Driscoll, Doug Gilbert, Joshua Grimes,

Dan LaBeff, Joan Waters

Not in Favor: None

Norm Burke asked for more time to consider complex issues. He suggested the letter sent regarding the two properties was not early enough. We did not have enough time to make an informed decision. Norm also suggested a prior meeting before the meeting to prepare. Jon Stemple advised, "We don't want an appearance of back door decisions." Mary Bourbina expressed that other members had contacted the City of Zilwaukee to get a better understanding of the agenda's scope. ZPC members are welcome to call to become more informed. Jordan Driscoll stated, "ZPC members are free to vote No to table the discussion for another meeting. Dennis Duro advised his family has experienced some recent significant health issues. If Dennis requests assistance, Jon Stemple graciously offered to come to Dennis' house to help Dennis gain further understanding with complex issues.

City Mayor Mary Bourbina introduced our new Police Officer.

Secretary Joshua Grimes announced his resignation effective after tonight's meeting. Family dynamics have changed, requiring more priority at home.

Motion to Adjourn the Meeting:

1st Joshua Grimes

2nd Joan Waters