

Zilwaukee Planning Commission Meeting  
March 9, 2022

Present: Norman Burke, Jordan Driscoll, Dennis Duro, Joshua Grimes, Matt Heck, Joan Waters

Approval of Prior Minutes: February 2022

Motion to Approve the minutes:

1<sup>st</sup> Dennis Duro

2<sup>nd</sup> Matt Heck

Public Comment:

Terry Suskey: 992 Schust

Zilwaukee Welcome Brown Sign Update Recommended

Public Hearing:

Review of Ordinance

Jeremy Tietz requesting Special Permit for Indoor Rainforest Experience

- Zoological Exhibit
- Privacy Fence – For guests and neighbors
- Cement structure will contain sound
- Main entrance of Cornell
- Limited Guests by Reservation
- Employees on-site

Jon Stemple comment: After the decision regarding the Special Permit, Jeremy will commission Site Plan. Parking, screening, entrance, and traffic will be under consideration.

Jeremy Tietz Comments:

- Perfect USDA inspection record
- His current location used as training site for USDA
- Bathroom Handicap Access
- Large Investment – “Care will be there”

ZPC Questions:

- Special Event Christmas – 1. Early Evening 2. Ticket Based
- One Time Liquor Event – Jeremy said no for safety of people and animals.

Special Event would be based on approval by City Council, Police Chief, and Fire Chief

Jeremy Tietz Further Comments:

- Plans to resurface parking lot
- Property secured: 1. Locked Fence 2. Solid Concrete Building 3. Cameras
- Large Group Size 40-50. 10 Touring at a time.  
Catholic Church Needs to Remove Equip.
- Construction will begin in the next couple of months
- No major outside changes

ZPC Question: Would you be willing to submit your favorable USDA record to the city?

Jeremy Tietz: Yes.

Public Comment:

1. Charlie Henning 217 N Johnson  
Would the next ZPC involvement be for the Site Plan?
2. Mike Mueller 339 S Franklin  
Is this special permit approval final?
3. Jean Ownens 4305 Sherman  
She is excited for the safe, entertaining, and educational opportunity
4. Terry Suskey 992 Schust
  - Added Asset
  - Bring Revenue
  - Will the ZPC be too particular with the Site Plan approval?
5. Jean Owens 4305 Sherman  
What is the Site Plan?
6. Mary Bourbina 527 Fischer
  - Unique Opportunity
  - Neighborhood's Best Interest
7. Mike Mueller 339 S Franklin  
Consider Hours of Operation
8. Jeremy Tietz  
Please provide Site Plan specifics to help w/ Site Plan

Consideration of Action for Special Zoning Permit:

1. Hours of Operation: Open to Public 9am to 7pm.
2. If Intent to Use Alcohol: Approved by City Council
3. Accepted with Approved Site Plan

Conditional Approval for Special Zoning Permit Approval

1<sup>st</sup> Matt Heck

2<sup>nd</sup> Dennis Duro

All Approved

Zilwaukee Planning Commission Vacancy: Additional Application Submitted

Donald Labeff 505 Shepherd

Capital Project Plan Approval

1<sup>st</sup> Joshua Grimes

2<sup>nd</sup> Joan Waters

All approved

Jordan Driscoll expressed Planning Commission has completed 2 of the 6 Strategic Plan goals.

Move to Adjourn the Meeting:

1<sup>st</sup> Dennis Duro

2<sup>nd</sup> Matt Heck