

(Approved)

**SPECIAL PLAN COMMISSION MEETING
Minutes**

July 10, 2017

Brillion City Hall Conference Room

5:30 PM

CALL TO ORDER: Mayor Deiter called the meeting to order at 5:30 P.M.

ROLL CALL: Present were Mayor Gary Deiter, Lonnie Puskala, Mike Buboltz, Zane Zander, Gerald Sonnabend, and Alderperson Joe Levash. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Building Inspector Mike Angoli, and Public Works Director Andy Geiger. Absent was Al Ebert.

GUESTS:

Dr. Jeff Wierichs.

APPROVAL OF THE AGENDA:

Motion – Levash moved to approve the agenda. Seconded by Zander. Motion carried unanimously.

ZONING VARIANCE REQUEST – 209 E. RYAN STREET:

Angoli reported that Jeff Wierichs, 209 E. Ryan Street, has submitted a building permit to build a 22' X 24' garage on the property. City Code requires an 8 ft. side set back. The proposed garage would be 3.5 ft. which is why a variance is being requested.

Discussion followed on the size of the lot and set back requirements. Buboltz asked Wierichs if he would consider an attached garage versus a detached garage. Wierichs explained an attached garage would be cost prohibitive due to land elevations. Wierichs explained the plans and stated he has talked to the neighbors, which have no problem with the location of the garage.

Gosz questioned the requirement for approval of the variance request and if it should be appealed by the Zoning Board of Appeals. Gosz stated she just wants to make sure the Plan Commission understands their role per City Code. She read Section 106-243 which states the Plan Commission shall not approve any plans unless they find after viewing the application that the structure or use, as planned will not violate the intent and purpose of this Chapter. Gosz stressed that the Plan Commission be consistent in its approval process.

Motion – Sonnabend moved to approve the building plans as submitted with the 3.5 ft. side yard setback. Seconded by Levash. Motion carried.

CONDITIONAL USE PERMIT – 416 RIDGEWAY DRIVE:

Angoli reported that Melanie Baeten, owner of 416 Ridgeway Drive, has applied for an addition to an existing garage to be used as a photography room. He explained that City Code allows for professional offices as a Conditional Use in Residential Districts.

Motion – Sonnabend moved to grant the Conditional use as submitted for 416 Ridgeway Drive. Seconded by Levash. Motion carried.

OLD BUSINESS:

None.

(Approved)

NEW BUSINESS:

None.

ADJOURNMENT:

Motion – Zander moved to adjourn the meeting. Seconded by Buboltz. Motion carried unanimously. The meeting was adjourned at 5:53 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer