

(Approved)

**PLAN COMMISSION
Minutes**

August 7, 2017

Brillion City Hall Conference Room

6:00 PM

CALL TO ORDER: Mayor Gary Deiter called the meeting to order at 6:00 P.M.

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

GUESTS:

Karl Sablich.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE JUNE 5, 2017 PLAN COMMISSION MEETING AND THE JULY 10, 2017 SPECIAL PLAN COMMISSION MEETING:

Motion – Zander moved to approve the June 5, 2017 Plan Commission Meeting minutes and the July 10, 2017 Special Plan Commission Meeting minutes. Seconded by Levash. Motion carried.

BUILDING INSPECTION REPORT:

A. Review of Building Permit Fee Schedule - Update:

Angoli reported he is waiting for pending ordinances to be adopted before submitting the Fee Schedule for consideration.

B. Property Maintenance Code Violations:

1. 106 S. Main Street – Update:

Angoli reported the property owner is progressing slowly, but progress is being made.

2. 208/210 Center Street – Update:

Angoli reported he believes the property is in foreclosure.

3. 421 S. Main Street – Update:

Angoli reported approximately 75% is repaired and it is starting to look better.

4. 234 Apollo Court – Appeal:

Karl Sablich, 234 Apollo Court, was present to request an Appeal on his property maintenance violation.

Sablich stated through discussions with Mike Angoli and Andy Geiger he feels he was getting nowhere so he contacted the Mayor and was asked to send a letter to Andy Geiger. He feels he received nothing but threats of fines for code violations.

Sablich stated he needs to get a Home Equity Loan and get a contractor before he can get the property resided. Sablich stated his father's health is failing causing him hardship. He would like to

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replace the siding within the next year, but doesn't know what the next year will bring. No one will help from the community.

Mayor Deiter asked the Plan Commission if they would grant an appeal to the Code. Angoli stated the Code requires 30 days to comply.

Angoli suggested the football team could help clean it up and put a coat of paint on it to give it more time. Sablich stated the type of siding won't hold paint. Angoli stated he is willing to work with the property owner, just needs to communicate.

Mayor Deiter stated we have the City Code and need to follow it and be consistent. Sonnabend agreed and is willing to give some leniency but something needs to be done.

Buboltz suggested scraping off the old paint and apply an oil based white primer, which may give a year to help.

Angoli stated this property is being treated no different than any other property maintenance violation. We try to work with the property owners and give them time to complete, if there is progress being made then the Plan Commission is informed.

Mayor Deiter agreed with Buboltz's suggestion to scrape off the loose paint and prime to get through the winter. Then look at it in spring to see if it can be resided.

Angoli stated he will give Sablich 30 days to try the primer option. If it doesn't work, then review it again. Sablich stated he is not opposed to trying the primer.

B. Street Numbers:

1. Corrections:

2. Display:

Angoli reported approximately 35 letters have been sent out. Some corrections have been made to about 50% of the properties.

OLD BUSINESS:

A. RDA Downtown Redevelopment Project – Update:

Gosz reported on planning meetings regarding the RDA Downtown Redevelopment Project. She explained the RDA will be reviewing the site plan at the September 17th RDA meeting before it is presented to the public.

B. Brillion Iron Works Properties:

Gosz reported the Realtor has indicated that the property owner has agreed to a Phase I and Phase II Environmental studies. No other information is available at this time.

Sonnabend voiced concern that if the ordinance is not compiled with the City could incur legal costs. The sprinkler system needs to be maintained in the winter months. Angoli explained it is a State Building Code that requires the sprinkler system to be maintained, however, it is up to the Fire Inspector or Building Inspector to authorize the system to be disassembled. Angoli stated he and the Fire Chief will not authorize the system to be disassembled.

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C. Wes Kempen Property on W. Ryan Street – Update:

Angoli reported the property is crushed to be leveled soon.

NEW BUSINESS:

A. Ordinances:

1. Sec 14-127 – Razing of Buildings:

Angoli reported the ordinance is proposed to take out “removal of salvageable materials” language.

2. Sec 14 – 128 – Salvage and Non-Structural Demolition:

Angoli reported the ordinance is drafted using a sample from Two Rivers Code, which was suggested by City Attorney Andy King.

3. Sec 14-129 – Recovery of City Costs and Expenses:

Angoli stated City Attorney Andy King suggested this Code to allow the City a way to get reimbursed for costs. This ordinance is taken from Delevan. Gosz pointed out the ordinance would require an advanced deposit of \$500 - \$5,000 depending on the complexity and anticipated involvement of City consultants.

Motion – Sonnabend moved to recommend to City Council the three (3) ordinances pending final review of the City Attorney. Seconded by Levash. Motion carried.

B. Residential Subdivision Developments:

Angoli reported there is a building permit for a new home on Pagel Avenue. Another on Paradise Court and possibly on National Avenue.

The Commission discussed areas for future residential subdivision development. Mayor Deiter suggested the Steinfest property south of the golf course is the best location for residential subdivision. It just needs to find a developer interested in it.

Discussion followed.

It was suggested to find out what the Steinfests would ask for the property.

ADJOURNMENT:

Motion –Zander moved to adjourn the meeting. Seconded by Sonnabend. Motion carried unanimously. The meeting was adjourned at 7:03 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer