

(Approved)

PLAN COMMISSION

Minutes

May 7, 2018

Brillion City Hall

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, Al Ebert, Zane Zander, Mike Buboltz, and Alderperson Joe Levash. Also present was City Administrator/Clerk-Treasurer Lori Gosz and Public Works Director Andy Geiger. Absent was Gerald Sonnabend.

GUESTS:

Paul Birschbach.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE APRIL 2, 2018 PLAN COMMISSION MEETING:

Motion – Buboltz moved to approve the April 2, 2018 Plan Commission Meeting minutes. Seconded by Zander. Motion carried.

TRAFFIC SIGNAL SIGN – NORTHWAY DRIVE:

Geiger reported that Professional Plating is requesting to install a traffic radar speed sign on Northway Drive to help reduce the speed of drivers using Northway Drive, which are mainly trucks going to and from Professional Plating. Professional Plating would pay for the cost of the sign. Per City Code, the Public Works Director has the authority to authorize this. He has no concerns with the request.

Geiger reported that Police Chief Mignon is logging the times the Police patrol the street.

The sign would be permanently installed. Geiger will continue to work with Larry Dietz from Professional Plating on this.

MURPHY DEVELOPMENT ADDITION:

Gosz reported she received a call from Shane Murphy. Murphy is working on finalizing plans for another 8-12 unit apartment complex with an attached garage on Achievement Drive. Murphy should have his plans completed within the next month.

Birschbach stated the new law for apartments is that if there is no common wall the apartments don't have to have a sprinkler system.

DIRECT ANNEXATION – ARIENS COMPANY:

Geiger reported the request to annex. He explained the annexation would result in all of the Ariens property to be in the City. The Ariens Company intends to use the existing shed on the property for storage for the business lawn maintenance and snow removal equipment.

Motion – Levash moved to recommend to City Council to set the zoning as I-2, Heavy Industrial. Seconded by Zander. Motion carried.

(Approved)

CONDITIONAL USE PERMIT – UPDATE:

Zander reported that Beth Wenzel intends to rent out rooms effective June 1, 2018. Geiger stated for the City to allow the intended use to rent out rooms an amendment needs to be made to City Code as it relates to Conditional Uses. Concern was voiced on other requests for this that may turn into “party” houses. Birshbach suggested the use be allowed as a Conditional Use and reviewed by a case by case basis. There is a license with the State that would be required. Birshbach suggested amending the City Code for the tourism house language.

Motion – Ebert moved to recommend to City Council to set a Public Hearing to amend the Conditional Use Code in Residential Districts. Seconded by Puskala. Zander abstained from voting. Motion carried.

RESIDENTIAL DEVELOPMENT – CONSIDER AREAS FOR FUTURE DEVELOPMENT:

The Commission discussed areas for future residential subdivision development. Birshbach stated he talked to a couple of developers in the Valley that might be interested. Mayor Deiter stated he will contact the Steinfest Brothers to see what price they will sell their land for. Birshbach stated Vans in Forest Junction builds spec houses at 1,200 – 1,400 sq. ft. in size.

Levash reported he has 12 lots that could be developed which have much of the predevelopment costs completed.

Levash questioned the Guenther property. Geiger reported there has been on further inquiries on the property.

BUILDING INSPECTOR REPORT:

Birshbach reviewed the Monthly Building Report with the Commission.

OLD BUSINESS:

A. RDA Downtown Redevelopment Project – Update:

Gosz reported the RDA will be meeting on May 9th with the Developer for the housing complex.

B. Brillion Iron Works Properties - Update:

Geiger reported the address request for the Farm Equipment. The new address will be 220 N. Parkway Drive.

Gosz reported the Phase II Environmental Site work began today.

NEW BUSINESS:

None.

ADJOURNMENT:

Motion – Zander moved to adjourn the meeting. Seconded by Levash. Motion carried unanimously. The meeting was adjourned at 7:08 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer