

Plan Commission Meeting Minutes

Monday, January 13, 2020 at 6:00 pm

Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor Tim Swadley, Chair; Phil Caravello; Todd Barman; Thomas Majewski; Tom Robinson; Brett Schumacher; and Tom Selsor

Members Absent:

Staff: Rodney Scheel, Director of Planning & Development

Press: None

Guests: Kendall Gulseth; Mary Scott; Dennis Steinkraus and Jim Bricker

1. **Call to order.** Mayor Swadley called the meeting to order at 6:00 pm.
2. **Consider approval of the Plan Commission meeting minutes of December 9, 2019.**
Motion by **Selsor** to approve the minutes as presented, 2nd by **Robinson**. Motion carried 6 - 0.
3. **Council Representative Report.** Caravello reported the Dvorak annexation was approved.

Barman arrived.

4. **Staff Report - Status of Current Developments.**
Scheel gave an overview of the status of developments as outlined in the packet of materials. There were no questions.
5. **Request by Araceli Morales for signage approval at 135 W. Main Street.**
Scheel explained the request.

Barman stated this building is difficult for signage placement. Barman suggested a better location may be above one of the windows similar to where Paco's Taco's had their sign.

Motion by **Selsor** to approve the signage request with suggestion based on Barman's comments, 2nd by **Robinson**. Motion carried 7 - 0.

6. **Request by Kendall Gulseth for signage approval at 355 E. Main Street.**
Scheel explained the request.

Kendall Gulseth stated the sign is planned to be changed from Breakfast, Lunch, Dinner to "Home Cooking" and the letters will be internally illuminated.

Motion by **Robinson** to approve the signage request as presented and acknowledges "Home Cooking" change, 2nd by **Schumacher**. Motion carried 7 - 0.

7. **Request by Stoughton Trailers for certified survey map approval at 1111 Veterans Road.**
Scheel explained the request.

Motion by **Barman** to recommend Common Council approval of the certified survey map request as presented, 2nd by **Caravello**. Motion carried 7 - 0.

8. Request by Ross Parisi for a conditional use permit to allow an Indoor Commercial Entertainment use (restaurant) at 1312 Hamilton Street.

Scheel explained the request.

Mayor Swadley opened the public hearing.

Mary Scott, Business Manager, stated this will be a family friendly environment with no alcohol served. They have a location in Monona, WI as well. They will have 2 accessible stalls in front.

Mayor Swadley closed the public hearing.

Caravello is concerned about how bikes can be locked.

Motion by Schumacher to recommend Common Council approval of the conditional use request as presented, 2nd by Robinson. Motion carried 7 - 0.

9. Request by Dale Resch for a conditional use permit to allow an Outdoor Storage use at 1000 East Street.

Scheel explained the request.

Mayor Swadley opened the public hearing.

Motion by Caravello to adjourn the public hearing until the February 10th Plan Commission meeting, 2nd by Schumacher. Motion carried 7 - 0.

10. Request by Forward Development Group to rezone the properties within the preliminary plat named, "The Meadows at Kettle Park West" including the certified survey map (CSM) Outlot 1 and 2 within Kettle Park West.

Scheel explained the request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Jim Bricker gave an overview of the rezoning request. The specific implementation plan will come back next month.

Motion by Caravello to recommend Common Council approval of the rezoning request as presented, 2nd by Robinson. Motion carried 7 - 0.

11. Future agenda items.

Zoning code updates.

Schumacher suggested creating a flow chart for applicants to help communicate what needs to be done on certain projects. This would also help new members of the Plan Commission.

12. Adjournment.

Motion by Robinson to adjourn, 2nd by Caravello. Motion carried 7 – 0.

Respectfully Submitted,

Rodney J. Scheel