

Plan Commission Meeting Minutes

Monday, February 11, 2019 at 6:00 pm

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

Members Present: Mayor Tim Swadley, Chair; Todd Barman; Matt Bartlett, Vice-Chair; Greg Jenson; Phil Caravello; Tom Robinson; and Tom Selsor

Members Absent:

Staff: Rodney Scheel, Director of Planning & Development and Michael Stacey, Zoning Administrator

Press: None

Guests: Eli Pitney; Kevin Urso; Dennis Steinkraus; Jim Bricker; Steve Erdahl; Ken Leler; Trent Nelson; and Emily Bahr.

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 January 14, 2019.**
Motion by **Jenson** to approve the minutes as presented, 2nd by **Bartlett**. Motion carried 7 – 0.
3. **Council Representative Report.** Bartlett stated there are proposed ordinances coming back for a second reading tomorrow night.
4. **Staff Report - Status of Current Developments.**
Scheel gave an overview of current developments as outlined in the packet of materials. Jenson questioned the status of an ordinance for the keeping of bees. Mayor Swadley stated the attorney has it on his list and he hopes to have something by the end of the year.
5. **Request by Dan Glynn, Parks and Recreation Director to construct a restroom facility at Rotary Park, 316 S. Sixth Street.**
Scheel explained the request. Mayor Swadley explained how the facility would be funded including planning with the Rotary organization.

Motion by **Bartlett** to approve the resolution as presented, 2nd by **Robinson**. Motion carried 7 – 0.
6. **Request by Eli Pitney for a conditional use permit to allow vehicle repair and outdoor display (automobile sales) uses including requirements related to a group development (two or more non-residential uses in a building) at 1005 N. Page Street.**
Jenson recused himself from this agenda item.

Scheel gave an overview of the request.

Eli Pitney explained the intent of the request.

Bartlett questioned vehicle parking in the front of the building. Eli Pitney stated that front parking area would only be for vehicle sales not for vehicles in need of repair.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Bartlett** to recommend the Common Council approve the conditional use resolution as presented, 2nd by **Robinson**. Motion carried 6 – 0. (Jenson recused himself)

7. Request by Kevin Urso to rezone the property at 117 Ashberry Lane from SR-4 Single Family Residential to TR-6 Two Family Residential.

Scheel explained the request.

Kevin Urso explained the intent of the request.

Selsor questioned whether the units would be rentals or owner occupied. Kevin Urso stated they would be owner occupied. He plans to zero lot line the structure upon completion.

Mayor Swadley opened the public hearing.

Steve Erdahl spoke in opposition with storm drainage concerns.

Mayor Swadley closed the public hearing.

Barman questioned the zoning of lots in the area and how the setbacks compared from two family to single family. Scheel stated the setbacks are comparable. Scheel noted the City does not regulate covenants rather the developer does.

Kevin Urso explained he has made attempts to contact the developer regarding covenants and stated the lot is large, will easily accommodate a duplex and storm drainage from the structure will be directed toward the street.

Caravello questioned when the duplex to the north was built. Scheel stated in 2018 and the site has yet to be stabilized with grass.

Motion by **Bartlett** to recommend the Common Council approve the rezoning ordinance as presented, 2nd by **Selsor**. Motion carried 7 – 0.

8. Request by Forward Development Group for Kettle Park West Phase II conceptual plan support.

Dennis Steinkraus gave an overview of the request.

Jim Bricker explained the concept plan changes and parkland requirements. Approximately 9.7 acres of parkland is required.

The commissioners support the changes made.

Motion by **Jenson** to approve the resolution to support the conceptual plan, 2nd by **Bartlett**. Motion carried 7 – 0.

9. Proposed ordinance amendment to repeal zoning code section 78-205(10), number of land uses per building.

Scheel explained the amendment.

Barman indicated there is a typo in the staff summary.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Jenson** to recommend the Common Council approve the ordinance amendment as presented, 2nd by **Caravello**. Motion carried 7 – 0.

10. Future agenda items.

Zoning ordinance amendments and Kettle Park West phase 2.

11. Adjournment. Motion by **Jenson** to adjourn at 7:10 pm, 2nd by **Caravello**. Motion carried 7 – 0.

Respectfully Submitted,

Michael P. Stacey