

Plan Commission Meeting Minutes

Monday, September 10, 2018 at 7:00 pm

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

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

Members Absent: None

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

Press: None

Guests: Eric Nelson; Peggy Veregin; Tom Majewski; and Emily Bahr

1. **Call to order.** Mayor Swadley called the meeting to order at 7:00 pm.
2. **Consider approval of the Plan Commission meeting minutes of August 13, 2018.**
Motion by **Bartlett** to approve the minutes, 2nd by **Jenson**. Motion carried 7 – 0.
3. **Council Representative Report.**
Bartlett stated the Common Council approved an extra-territorial land division request.
4. **Staff Report - Status of Current Developments.**
Scheel gave an overview of the status of current developments as outlined in the packet. There were no questions.
5. **Request by Eric Nelson of Great American Home Improvement for approval of exterior renovations at 155 W. Main Street.**
Eric Nelson explained the request.

Barman questioned removal of the vines at the rear of the building. Eric Nelson stated they planned to remove the vines and paint that part of the building similar to the front.

Barman suggested changing the color of the white vinyl windows to a darker color. Eric Nelson stated there is an almond or gray option.

Barman discussed a 2 over 2 option for the windows.

Barman questioned the front sign board. Eric Nelson stated the board is coming off. Barman offered options for future signage locations.

Motion by **Bartlett** to approve the request including changing the white vinyl windows to an almond or brown color, 2nd by **Caravello**. Motion carried 7 – 0.

6. **Discuss and make recommendations for proposed ordinance amendments to section 78-517, downtown design overlay zoning district requirements.**
Barman discussed changing “should” to “shall” within the design standards because should can be interpreted as maybe and is not enforceable.

Barman stated Section 78-517(7)(p) through the end of the ordinance is more educational and related to historic preservation so those sections can be either eliminated or added to prior section of the code.

Recess at 7:35 pm to wait for Attorney Dregne to arrive.

Tom Selsor left at 7:45pm

Meeting reopened at 7:47pm

Mayor Swadley stated there are people in attendance that would like to speak to the ordinance revisions.

Jensen stated to waive the rules and allow people to speak.

Peggy Veregin suggested a few edits to the draft ordinance which Barman will include in the next draft.

Barman went through several proposed edits to the draft ordinance.

The commission discussed various edits to the draft.

Jenson left at 8:13pm

Barman continued with proposed edits to the draft ordinance.

Attorney Dregne arrived at 8:20pm

Barman continued with the proposed edits to the draft ordinance.

Barman will provide of draft of all discussed changes to city staff.

The commission agreed to hold a public hearing next month.

7. Future agenda items.

Public hearing for the amendment to section 78-517.

8. Adjournment.

Motion by **Bartlett** to adjourn at 8:50pm, 2nd by **Caravello**. Motion carried 5 – 0.

Respectfully Submitted,

Michael Stacey