

Plan Commission Meeting Minutes

Monday, November 12, 2018 at 6:00 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; and Tom Robinson

Members Absent: Tom Selsor

Staff: Rodney Scheel, Director of Planning & Development

Press: None

Guests: Kathy Kamp; Nicholas McCullough; Ariya Indalecio – Yellow Bird; Amanda Venturino; Cindy Thompson, Linda Mueller, Sid Boersma, Emily Bahr, Jordan Tilleson and Bobbi Fons.

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 October 8, 2018.**
Motion by **Bartlett** to approve the minutes as presented, 2nd by **Jenson**. Motion carried 6 – 0.
3. **Council Representative Report.**
Bartlett reported that Council approved the RHD Annexation of the Granrud Farm and several ETJ actions. The Council appreciated the Commission's work on the Downtown Design Overlay Zoning District regulations. He reported the second reading on the ordinance will be on November 14, 2018.
4. **Staff Report - Status of Current Developments.**
Scheel gave an overview of the status of current developments as outlined in the packet. He highlighted the new Public Works Facility is planned to be completed by the end of 2018 and discussed the solar component of the project.
5. **Request by Kathy Kamp, Wisconsin Partnership for Housing Development to rezone the property at 1125 W. Main Street from SR-4 Single Family Residential to MR-10 – Multi-Family Residential.**
Scheel gave an overview of the request.

Mayor Swadley opened the public hearing.

Kathy Kamp reported the project is planned to include 4 affordable rental units in one building. They anticipate the units will be two 2 bedroom units and two 3 bedroom units. START will provide support to the tenants and will be the organization referring tenants for placement in the building.

Cindy Thompson of the START spoke in favor of the rezoning.

Linda Mueller spoke in favor of the rezoning.

Sid Boersma spoke in favor of the rezoning.

Jordan Tilleson owns the Doggy Daycare next door and requests that a sound barrier be part of the project. He reported their Dog Daycare facility has been in place for 3 years with no noise complaints.

Bobbi Fons spoke in favor of the rezoning.

Mayor Swadley closed the public hearing.

Motion by **Jenson** to recommend the Common Council approve the rezoning as presented, 2nd by **Bartlett**. Motion carried 6 – 0.

6. Request for design approval by Nicholas McCullough for new sign at 135 W. Main Street.

Staff had previously been informed the business is no longer planning to move to this location so there is no need to take action on this item.

7. Request for design approval by Ariya Indalecio – Yellow Bird for new sign at 208 W. Main Street.

Scheel introduced the request and indicated the applicant is present to answer questions. Barman asked for clarification on the colors of the sign.

Motion by **Bartlett** to approve the resolution as presented, 2nd by **Caravello**.

Motion carried 6 – 0.

8. Discuss potential ordinance amendments.

Scheel explained there are many amendments to consider. The Commission discussed the magnitude of the project and recognized it will take some time to work through them. Bartlett acknowledged there is significant staff time involved in processing revisions. The Commission discussed trying to prioritize them. The Commission acknowledged Amanda Venturino's request to increase the number of chickens allowed. They suggested that we work to address bee regulations first since it is in the works with the City Attorney already. In the first batch they suggested it may be possible to consider chicken regulations, Plan Commission secretary appointment, and electrical licensing regulations. They would like to see these 4 items at the December meeting if possible.

9. Future agenda items.

Ordinance revisions.

10. Adjournment.

Motion by **Bartlett** to adjourn at 6:45 pm, 2nd by **Caravello**. Motion carried 6 – 0.

Respectfully Submitted,

Rodney Scheel