

Minutes

Town of Ledgeview Zoning & Planning Commission

May 14, 2014

Members Present: Chairperson Jane Tenor, Vice Chairperson Mark Handeland, Rebecca Afshar, Renee Van Rossum, Chet Lamers and Al Case. Mark Chambers was excused.

Support Staff Present: Dustin Wolff (Town Planner), Jeff Sanders (Comprehensive Plan Consultant) and Renae Peters (Recording Secretary)

The meeting was called to order at 6:08pm by Chairperson Jane Tenor.

Approve/ Amend Agenda: Renee Van Rossum made a motion to approve the agenda as posted. Rebecca Afshar seconded the motion. Motion carried.

Minutes: Mark Handeland made a motion to approve the April 16, 2014 minutes as written. Renee Van Rossum seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. Jeff Bahling of Rettler Inc. gave a brief overview of a site plan for a soccer field with lighting, scoreboard, 500 seat bleachers and fencing, and an artificial turf practice football field located behind De Pere Middle School on parcel D-373. The Commission is concerned with the location and potential lack of adequate parking. Mr. Bahling and Ben Villarruel (De Pere School Superintendent) advised that Middle School parking, with 170 regular and 12 handicap spots, would be available as well as on the access road, the hard surface behind the Middle School normally reserved for bus pick-up, and along the Libal St. extension to the north. Street parking on Lone Oak Rd. and Merrill St. is also available. Business owners on Redbird Cr. have expressed concerns that people will use their lots for parking and Mr. Wolff suggested a meeting between the business owners, school district and Town to discuss solutions to the parking/ trespassing issues. The site plan meets all lighting and setback requirements but staff suggested the addition of landscaping for screening. **Mark Handeland made a motion to recommend approval of the site plan for a soccer and practice football field with the following conditions:**

1. Provide a landscape plan to provide street trees along Lone Oak Rd., and screening along the southern lot line adjacent to the residences.
2. Provide a better understanding of the summer use of lighted fields.
3. Provide a parking space striping plan to the Town Board for review at the May 20th meeting.

AI case seconded the motion. Motion carried.

- b. The Commission reviewed the request by Steve Bieda of Mau & Associates, agent for Gerald Bigelow, owner, to rezone parcel D-674 from B-1, Business to R-3, Multi-family. Mr. Case asked how the Town policy of an 80/20 single-family to multi-family ratio came into play with this request. As the Town is currently at a 60/40 ratio, approving any more Multi-family zoning (where apartment buildings are an accepted use) would be against policy. The Commission and Mr. Wolff thoroughly discussed the findings of the 2010 Multi-Family Committee and the ability of R-3 zoning to comply with the current zoning around D-674. In general, the R-3 zoning (and subsequent site plan, see item "c") would fit into the area as an "in fill" as only one building can fit on the parcel and it would match existing apartment buildings adjacent to it. Staff suggested that, to promote an orderly development of the Town in accordance with the Comprehensive Plan, other development options should be provided by the owner. Mr. Wolff also explained that due to the economic downturn, commercial business may not have "bounced back" yet and Bigelow may see the opportunity for commercial development in the future. The Commission asked if the Town Board could amend the Multi-family ratio policy to differentiate between "in fill" and new developments and Mr. Wolff replied that they could. **Mark Handeland made a motion to recommend denial of the rezone of parcel D-674 from B-1 to R-3 based on the Town's 80/20 ratio policy. AI Case seconded the motion. Case, Handeland and Tenor- Aye; Van Rossum, Afshar and Lamers- Nae; Motion fails due to lack of majority.** Mr. Lamers expressed his opinion that the rezone was appropriate for the site but the Commission was at an impasse. **Rebecca Afshar made a motion to recommend approval of the rezone of parcel D-674 from B-1 to R-3. Chet Lamers seconded the motion. Van Rossum, Afshar and Lamers- Aye; Case, Tenor and Handeland- Nae; Motion fails due to lack of majority.**
- c. **Jane Tenor made a motion to table the request by Steve Bieda of Mau & Assoc., agent for Gerald Bigelow, owner, for a site plan for a 12-unit apartment building located on parcel D-674, East River Dr. until a decision is made by the Town Board on the rezone request stated above. Mark Handeland seconded the motion. Motion carried.**
- d. The Commission reviewed the ordinance amendment to Town of Ledgeview code section 135-8 concerning the definition of home occupations. Mr. Wolff stated that the regulations for home occupation were placed in the definitions section which is an error. An amended draft of the ordinance was presented to the Commission and the following changes were made:

1. Add "or agricultural" after residential in the definition
2. Relocate the regulations to section 135-11(T) Home Occupation
3. In section T(1)(e) change 20,000 GVW to 26,000 GVW
4. Strike section T(1)(j)
5. Strike drafted sections T(2) and T(3)
6. Move "Garage Sale" section to "2" and rename it "Sale of Personal Property"

The objective of this ordinance is to remove external traffic, noise or storage issues from residential areas with a home business. **Chet Lamers made a motion to recommend approval of the ordinance amendment pertaining to Home Occupation with the above changes. Mark Handeland seconded the motion. Motion carried.**

Old Business: None

Comprehensive Plan Update:

- a. The Commission reviewed a draft of Chapter 5, Housing, of the Town of Ledgeview Comprehensive Plan. They discussed such topics as combining charts for better reader understanding, HUD affordable housing information, and scenic view and Niagara Escarpment conservation in developments. Mr. Sanders, Mr. Wolff and the Commission debated the depth of specificity wanted for the document. Mr. Lamers suggested the Commission take a look at past zoning and planning issues and make sure the updated Comprehensive Plan would be an asset to them in their future decision-making.

Zoning Administrator Report:

- a. Future Agenda Items:
 1. CSM concerning Chad Bildings' property on Sportsman Rd.
 2. Bigelow apartment site plan
 3. Comprehensive Plan Chapter 6, Facilities and Utilities
- b. Review Town Board Decisions: None

Communications:

Mr. Lamers asked about the replacement process of a Commission member as Mr. Case will not be returning for another term. The process includes a person filling out an application with the Town Board appointing a new member from applications returned.

Mr. Wolff updated the Commission on the Farmland Preservation Ordinance Amendment. A few members of Ledgeview's farming community brought up concerns on a few points of the ordinance and an informational meeting was held between the farmers, the Town, and Aaron Schuette of Brown County Planning. Questions brought up concerned requirements for aggregate or continuous 35 acre-lot sizes, leased lands being eligible for the program, and whether farmland in two adjacent municipalities were eligible for the program. A letter will be sent to all attendees of the informational meeting, outlining DATCP's response to their questions. The farming community also asked the Town to look