

Minutes

Town of Ledgeview Zoning & Planning Commission

June 11, 2014

Members Present: Vice Chairperson Mark Handeland, Mark Chambers, Rebecca Afshar, Chet Lamers, Renee Van Rossum and Taurino Garcia. Alternate Nedd Niedermeyer was present and Chairwoman Jane Tenor was excused.

Support Staff Present: Dustin Wolff and Mark Sauer (Town Planners), Sarah Burdette (Town Clerk/ Administrator), Jeff Sanders (Comprehensive Plan Consultant) and Renae Peters (Recording Secretary)

The meeting was called to order at 6:03pm by Vice Chairperson Mark Handeland.

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

Minutes: Rebecca Afshar made a motion to approve the May 14, 2014 minutes as written. Renee Van Rossum seconded the motion. Motion carried.

Public Hearings: None

New Business:

- a. The Commission reviewed the request by Keith Garot, agent for Art Fromm, owner, for a single-family home to be located on Dickinson Rd., parcel D-369-4-1. The home was designed with exterior façade materials and a flat roofline ("0" pitch) not in accordance with zoning code section 135-11 (C) & (D), unless approved by the Zoning & Planning Commission. The plans were subsequently changed to add code approved building materials and a 4:12 roof pitch. Staff stated that the home was compatible with the neighborhood and did not detract from other properties. The Commission may want to revisit and amend this section of code in the future. Mr. Lamers thought it would be a good idea to give property owners a bit more latitude with a home's roof pitch. **Chet Lamers made a motion to approve the exterior façade and roof pitch of less than 6:12 down to and including a 0:12 pitch, pending building code compliance. Mark Chambers seconded the motion. Motion carried.**
- b. The Commission reviewed the request by Mau & Assoc., agent for Chad Bildings, owner, for a Certified Survey Map (CSM) to create Lot 1 on parcel D-400-5 located

- on Sportsman Rd. The lot meets all zoning and comprehensive plan requirements, and is not in the Town's Sewer Service Area. The lot has Environmentally Sensitive Areas but has been approved by the WI-DNR. The residential lot is using a creek as a boundary line and staff asks that the buildable area be better labeled and an Area Development Plan required for any future land divisions. **Renee Van Rossum made a motion to recommend approval of ZPC Resolution 003-2014 concerning a CSM to create Lot 1 on parcel D-400-5, located on Sportsman Rd. Rebecca Afshar seconded the motion. Motion carried.**
- c. The Commission reviewed a referral by the Park Committee to amend Town of Ledgeview code sections 79-3 & 8 regarding signs not requiring a permit. The amendment will allow for free-standing signs or signs in areas of the park for acknowledgement signs. **Mark Handeland made a motion to recommend approval of the amendment to code sections 79-3 & 8 to allow acknowledgement signs. Taurino Garcia seconded the motion. Motion carried.**
 - d. Mr. Wolff informed the Commission that Mr. Sauer would compile the information from the listening session held at 5:00pm on 6/11/14 and would provide the results for the August meeting for review. **Renee Van Rossum made a motion to table the item until the August meeting. Mark Chambers seconded the motion. Motion carried.**

Old Business:

- a. The item regarding a site plan review requested by Steve Bieda, agent for Gerald Bigelow, owner, for a 12-unit apartment building remains on the table until the July meeting.

Comprehensive Plan Update:

- a. The Commission reviewed Chapter 6, Community Facilities & Utilities, of the Comprehensive Plan. Mr. Sanders provided a map to the Commission that included school districts, sewer service areas, flood plain, stormwater ponds and utility lines. The Commission thought the lines depicting the utilities were difficult to see. The map will be split to better show the information and reviewed again in the future. Issues discussed for Chapter 6 included septic systems, climate action planning, and a lengthy talk on wind turbines. Mr. Sanders will make changes and provide the Commission with an updated version.

Staff Report:

- a. Future Agenda Items:
 - 1. Bigelow apartment site plan
 - 2. A-2 Agriculture possible code amendment
 - 3. Comprehensive Plan Chapter 7
- b. Town Board Decisions:

The Town Board approved the site plan request by the De Pere School District for a soccer complex behind De Pere Middle School. All other items are up for public hearings at the Town Board level.

Communications: None

Mark Chambers made a motion to adjourn at 7:50pm. Renee Van Rossum seconded the motion. Motion carried.

Minutes prepared and signed on June 12, 2014 by:

A handwritten signature in cursive script that reads "Renae Peters".

Renae Peters
Recording Secretary