Minutes

Town of Ledgeview
Zoning & Planning Commission

August 12, 2015

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

Support Staff Present: Dustin Wolff (Town Planner) and Renae Peters (Recording Secretary)

The meeting was called to order at 6:00pm by Chairperson Jane Tenor.

Approve/ Amend Agenda: Mark Handeland made a motion to approve the agenda as posted. Chet Lamers seconded the motion. Motion carried.

MinutesMark Handeland made a motion to approve the July 15, 2015 minutes as written. Taurino Garcia seconded the motion. Motion carried.

Public Hearings: None

New Business:

a. The Commission reviewed a request by Todd Thomas of Creative Sign, agent for David Bailey of Redbird BP, owner, for a sign change at Redbird BP located at 1850 Dickinson Rd., D-427-114. The request is to replace the changeable and "Invigorate" areas of the current sign with electronic changeable copy. The existing sign is non-conforming with code due to its excessive height and area, lack of landscaping, close location to road setbacks, and multiple signs, however, staff suggests the Commission should focus on improvements that would bring as much of the sign into conformance as possible. **Chet Lamers made a motion to recommend approval of the changes to the Redbird BP sign with the following conditions:**

1. **Removal of the changeable copy and Invigorate signs.**
2. **Provide a landscape plan showing landscape area dimensions and plantings in accordance with Section 79-11(A) prior to issuance of a building permit. Also, require the plantings to be incorporated into a raised bed encompassing the concrete pilings at the bottom of the sign.**
3. **Compliance with Sec. 79-16(A)(2):**

Video display is prohibited.
Minimum two seconds of blank screen between images is required.
Installation of an automatic dimmer to reduce evening brightness levels.
Certification that the light intensity has been factory preset not to exceed required levels.
EMC must be stationary between the hours of 11:00 p.m. and 6:00 a.m.

4. **Provide hours of operation and proposed hours of illumination.**
5. **Provide information on intensity of illumination of the signs.**

Mark Chambers seconded the motion. Motion carried.

b. The Commission reviewed the request by Bart Blohowiak of J5B Development, LLC for a Certified Survey Map (CSM) to create Lot 1 and Lot 2 on parcel D-124 located on Glenmore Rd. The parcel contains a lot of Environmentally Sensitive Area (ESA) with the centerline of a stream generally running north/south being used as the new lot/ split line. Lot 1 meets frontage requirements on Glenmore Rd, would abut I-43, and meets all other lot size and setback requirements. Lot 2 will become Outlot 1 as it cannot meet access or lot size requirements at this time. The Commission and J5B Devel. discussed adding a public access easement to allow pedestrian access to the ESA area and for connectivity to future planned bike/ pedestrian trails to the east. **Jane Tenor made a motion to recommend approval of ZPC Resolution 012-2015 for the CSM for parcel D-124 creating Lot 1 and Outlot 1 with the amendment to include a non-motorized, pedestrian access easement beginning in the north and continuing over the entire Outlot 1. Taurino Garcia seconded the motion. Motion carried.**

c. The Commission reviewed the request by Bart Blohowiak of J5B Development, LLC for a zoning change from A-2, Agriculture to R-3, Multi-Family for parcel D-124 Lot 1 (created above) located on Glenmore Rd. Findings of fact include high-density multi-family as a suitable use for the property per the Comprehensive Plan with the trend of development for surrounding properties. If recommended for approval, a Town Board public hearing would be held on September 8, 2015. **Mark Handeland made a motion to recommend moving the request to rezone parcel D-124 Lot 1 from A-2 to R-3 on to a public hearing at the Town Board level. Chet Lamers seconded the motion. Motion carried.**

d. The Commission had a dialogue with the members of J5B Development, LLC, on building elevation concepts for multi-family residential units to be located on parcel D-124 Lot 1, Glenmore Rd. Ultimately, the Commission asked J5B Devel. to diversify the facades, layouts, floor plans and/ or density of the units before officially submitting a site plan.

Old Business: None

Comprehensive Plan Update:

The Commission reviewed the changes made to Chapter 4, Economic Development and Chapter 7, Natural, Cultural & Agricultural Resources from the July meeting. They

briefly discussed proposed changes to Chapter 8, Intergovernmental Cooperation. Chapter 9, Implementation will be reviewed at the September meeting.

Staff Report:

a. Future Agenda Items include a multi-family residential site plan for Glenmore Rd and a rezone request for Swan Rd.
b. The Town Board approved the Commission's recommendations for The Crossing at Dollar Creek preliminary plat, the ADP and CSM for Joseph Lotto's property at Mayline and Glenmore Rds. and the Fountain Park Apartments sign.

Communications:

Mark Handeland gave the Commission an update on Brown County Planning approving additions to Brown County municipality's sewer service area amendments. The Commission reviewed Ledgeview's changes. Chet Lamers asked if there could be more communication between the Commission, the Town Board and the Park Committee. He also requested that the Town Board meeting minutes from previous meetings be added to the Dropbox.

Chet Lamers made a motion to adjourn at 9:17pm. Jane Tenor seconded the motion. Motion carried.

Minutes prepared and signed on August 13, 2015 by:

Renae Peters
Recording Secretary