

Minutes

Town of Ledgeview Zoning & Planning Commission

September 16, 2015

Members Present: Chairperson Jane Tenor, Vice Chairperson Mark Handeland, Renee Van Rossum, Taurino Garcia, Mark Chambers and alternate Nedd Niedermeyer.

Support Staff Present: Mark Sauer (Town Planner), Sarah Burdette (Town Administrator) and Renae Peters (Recording Secretary)

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

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

Minutes: Mark Handeland made a motion to approve the August 12, 2015 minutes as written. Mark Chambers seconded the motion. Motion carried with Renee Van Rossum abstaining from the vote.

Public Hearings: None

New Business:

- a. The Commission reviewed the request from Mark Schleitweiler of Bel Gioioso Cheese Inc. for a wall sign located at 4200 Main St., parcel D-328. The sign is a replacement of the sign located on the wall before an addition was built and will use the same lettering and dimensions. The sign is non-illuminating and area and height code requirements are met. Renee Van Rossum made a motion to recommend approval of the wall sign request. Nedd Niedermeyer seconded the motion. Motion carried.

Rebecca Afshar joined the meeting at 6:06pm. Chet Lamers joined the meeting at 6:15pm.

- b. The Commission reviewed a conceptual rezone to change zoning on parcel D-365-15, Swan Rd., from B-2 Business to R-3 Multi-Family, requested by John Shaline of Total Service Development. The parcel's buildable area is somewhat restricted by wetlands. The Commission was split in its opinion, with some members wanting to keep the business zoning and some thinking a multi-family development a good buffer between the existing single-family and business areas. All agreed if

zoning was changed to R-3 that a higher-end, townhouse-like structure would be preferred.

- c. The Commission reviewed a subdivision plat concept for single and multi-family residences located on parcel D-395, Heritage and Cottonwood Rds. requested by Keith Garot. The subdivision would include a large park area with single family homes to the west and two multi-family areas to the east. The subdivision would be built in two phases. The Commission was receptive to the conceptual plat but also wish to have commercial areas to the east making the area mixed use. Placement of an extension of CTH GV to the south may affect this subdivision. The Commission was also concerned with having only one access point for Phase 1 on Cottonwood Rd. and if the road would hold up to the extra traffic.

Old Business: None

Comprehensive Plan Update:

The Commission reviewed Chart 32, Chapter 9 Implementation and collectively assigned champions to the tasks listed. Mr. Sauer indicated that there are some minor textual corrections but otherwise the comprehensive plan draft is complete. Rebecca Afshar made a motion to approve Resolution ZPC 013-2015 to adopt the 2015 update to the Comprehensive Plan. Mark Chambers seconded the motion. Motion carried.

Staff Report:

- a. Future Agenda Items: Items include I-43 frontage sign code amendment, Glenmore Rd apartment units and The Crossing at Dollar Creek final plat.
- b. Town Board Decisions: The Town Board approved the Redbird BP sign and Glenmore Rd. CSM and rezone at the August 18, 2015 meeting.

Communications: The Commission asked when construction on CTH GV would be finished. Ms. Burdette answered mid-October.

Renee Van Rossum made a motion to adjourn at 8:24pm. Chet Lamers seconded the motion. Motion carried.

Minutes prepared and signed on September 17, 2015 by



Renae Peters
Recording Secretary