Minutes

Town of Ledgeview
Zoning & Planning Commission

November 11, 2015

Members Present: Chairperson Jane Tenor, Vice Chairperson Mark Handeland, Mark Chambers, alternate Nedd Niedermeyer, Taurino Garcia and Chet Lamers. Rebecca Afshar and Renee Van Rossum 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: Nedd Niedermeyer made a motion to approve the agenda as posted. Chet Lamers seconded the motion. Motion carried.

Minutes: Nedd Niedermeyer made a motion to approve the October 14, 2015 minutes as written. Taurino Garcia seconded the motion. Motion carried.

Public Hearings: None

New Business:

a. The Commission reviewed a request from Vicky Stadther of Archland Properties for a site plan adding a second drive-thru lane and sidewalk improvements at Mc Donald's, 1373 S. Broadway St., parcel D-470-3-66-1. The additional drive-thru lane would cause nine parking stalls to be removed making the property non-compliant with Town code parking requirements. The code does give options to the petitioner and staff has requested Mc Donald's monitor their parking at peak times to determine their parking needs. The Commission briefly discussed square footage of the new menu boards and hatching as a visual cue for handi-capped parking and walkways. **Mark Handeland made a motion to table this item for further review at the December meeting. Nedd Niedermeyer seconded the motion. Motion carried.**

b. The Commission reviewed the zoning code regarding setback requirements for accessory buildings requested by Dave Enigl, Town Building Inspector. This was a DISCUSSION ITEM ONLY and no action was required. Town code currently allows accessory buildings to be built only even with or behind the principal structure, not in front of them. Houses that are constructed to the rear of their parcels are

then prohibited from building an accessory building. Mr. Enigl would ask that a new portion of code be written to address this issue to allow principal structures with a large front setback to build an accessory building anywhere but within the area in front of the home perpendicular to road frontage.

Old Business:

a. The Commission reviewed a code amendment regarding Chapter 79, Signs, regulations for wall and free standing signs along I-43. A new section of code would be added specifically for signs located in B-1, B-2, LI or HI zoning with road frontage facing I-43. The new code would address requirements for wall and free standing signs including size, location, base, tenant name and approval process. The code would also address prohibited signs and illumination requirements. The amendment would move on to a public hearing at the Town Board level. **Mark Handeland made a motion to recommend approval of the amendment to Chapter 79, Signs with frontage on I-43. Taurino Garcia seconded the motion. Motion carried.**

b. The Commission was asked to revisit the code amendment regarding Chapter 19-8, Outdoor Wood-fired Furnaces reviewed at the October meeting. Dave Enigl, Building Inspector, asked for the allowed zoning districts, AG-FP and A-2, to be specifically listed in the code. Mr. Wolff gave a brief overview of the changes discussed last month for the members who were excused. **Mark Handeland made a motion to recommend approval of the code amendment to Chapter 19-8, Outdoor Wood-fired Furnaces. Nedd Niedermeyer seconded the motion. Motion carried.**

Comprehensive Plan Implementation:

Staff is requesting the Commission think of key issues from the Implementation chapter of the newly adopted Comprehensive Plan that they would like to address. Staff has suggested looking at the Single to Multi-Family residential ratio and design guidelines for Olde School Square. The Commission agreed these are important and also suggested concentrating on Town sustainability, acquiring more data from the Board to make better planning decisions, pedestrian trail implementation, new development accessibility and park plan funding.

Staff Report:

a. Future agenda items include the Mc Donald's site plan and review of the Park Plan.

The Town Board has approved all recommendations by the Commission from October.

Communications:
Mark Handeland made a brief comment on the Park Plan regarding future parkland on his property.

Nedd Niedermeyer made a motion to adjourn at 7:47pm. Chet Lamers seconded the motion. Motion carried.

Minutes prepared and signed on November 12, 2015 by:

Renae Peters
Recording Secretary