Minutes

Town of Ledgeview
Zoning & Planning Commission

December 16, 2015

Members Present: Chairperson Jane Tenor, Vice Chairperson Mark Handeland, Mark Chambers, Taurino Garcia, Renee Van Rossum and Chet Lamers. Rebecca Afshar was absent.

Support Staff Present: Dustin Wolff (Town Planner), Scott Brosteau (Town Engineer) and Renae Peters (Recording Secretary)

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

Approve/ Amend Agenda: Mr. Wolff requested New Business be moved ahead of Old Business to accommodate Mr. Brosteau. Chet Lamers made a motion to move item 7, New Business ahead of item 6, Old Business. Renee Van Rossum seconded the motion. Motion carried.

Minutes: Mark Handeland made a motion to approve the November 11, 2015 minutes as written. Chet Lamers seconded the motion. All aye with the exception of Renee Van Rossum who abstained due to absence.

Public Hearings: None

New Business:

a. The Commission reviewed proposed code amendment changes to Chapter 90, Stormwater. The Town has received a stormwater planning grant to update its stormwater plan. The grant includes updating the stormwater and erosion control ordinances to meet current TMDL (total maximum daily load) requirements as part of the Lower Fox River TMDL. The WI-DNR has created a base ordinance and the NEWSC (Northeast Wisconsin Stormwater Consortium) has modified these ordinances for this area. These base ordinances were used to modify the Town's ordinances to provide consistency in the area. Significant changes include new guidelines for TSS and phosphorus runoff, larger ponds to accommodate more water runoff and new definitions. The proposed changes affect urban development only, no agricultural areas are included. **Chet Lamers**

made a motion to recommend approval of the code amendment changes to Chapter 90, Stormwater. Taurino Garcia seconded the motion. Motion carried.

b. The Commission reviewed proposed code amendment changes to Chapter 36, Erosion Control related to item 6a above. The proposed changes cover any urban soil disturbance. Minor grammatical changes were pointed out by the Commission members. The Commission was also concerned with a possible conflict of interest in enforcing erosion control on new developments but Mr. Brosteau assured them developer's agreements would ensure compliance. **Mark Handeland made a motion to recommend approval of the code amendment changes to Chapter 36, Erosion Control, with minor grammatical changes corrected. Renee Van Rossum seconded the motion. Motion carried.**

c. The Commission was introduced to the CORP Park Plan. The Park Committee is intending to adopt the plan in January. The Commission will then approve the plan, moving it to approval by the Town Board. Staff wanted to give the Commission ample time to review it. The plan is action- oriented with key features including bike and pedestrian improvements, natural feature preservation, parkland dedication requirements and improvements to existing parklands. The Commission discussed issues including a list of potential parklands, winter activities mapping and sustainability. No action was taken.

d. Mr. Wolff asked the Commission for direction for a possible code amendment to Chapter 135, A-2 Agriculture zoning. A listening session was held in June 2014 to hear the issues and concerns with the current A-2 zoning requirements. The farming community would like the A-2 zoning to function better for farming activities. Items discussed included lot sizes and types of land uses allowed. No action was taken.

Old Business:

a. The Commission reviewed the request from Vicky Stadther, applicant, for a site review plan adding a second drive-thru and parking lot improvements at McDonald's, 1373 S. Broadway, parcel D-470-3-66-1. The additional drive-thru will require the removal of 4 parking spaces, a bit of landscaping and curb. McDonald's was asked to do a parking study during peak hours to prove the lesser amount of parking would be sufficient and it was successful. The readable area of the proposed menu board for the second drive-thru is too large to meet Town code. Staff suggested amending the code to allow for a larger readable area. **Renee Van Rossum made a motion to recommend approval of the site plan adding a second drive-thru and parking lot improvements at McDonald's, 1373 S, Broadway. The motion does not include approval of the new menu board. Taurino Garcia seconded the motion. Motion carried.**

b. Mr. Wolff asked for direction for a code amendment to Chapter 135-11, Residential Accessory Buildings. Issues discussed involved size and type of accessory building, size of property, the distance of principal structure from the road, conditional use permits, and percentage of building to lot size. No action was taken.

Comprehensive Plan Issues:
Future discussion items include forming a subcommittee to study the single to multi-family ratio. The subcommittee may want to consider dividing the Town into geographic areas to evaluate the appropriateness of multi-family development.

Staff Report:

a. Town Board decisions include approving the code amendments regarding I-43 Business Park signs and Wood-Fired Furnaces.
b. Future Agenda Items include the Glenmore Road apartments, a communications tower off Monroe Road, and code amendments.

Communications:
Ms. Peters included a 2016 meeting schedule for the Commission.

Renee Van Rossum made a motion to adjourn at 9:19pm. Mark Chambers seconded the motion. Motion carried.

Minutes prepared and signed on December 17, 2015 by:

Renae Peters

Renae Peters
Recording Secretary