

Plan Commission Minutes

January 5, 2012

The Planning Commission meeting was called to Order by Chairman Don Pohlman at 7:05 pm.

Roll Call: Don Pohlman, Bill Barbieur, Pete Rammer, Jim Flanagan, Dan Feldner, Jim Faller
Also Present: Brian Yerges Director of City Services, William Immich Public Works Director, Ron Nicholas, Fire Chief, Ron Lade City Councilperson, John MacKinnon, Plymouth Utilities Director. Absent: Roger Lanning

1. **Approval of the Meeting Minutes for December 1, 2011:** A motion to accept was made by Rammer, and second by Barbieur to accept the minutes. All voted aye.
2. **AN ORDINANCE CREATING SECTION 13-1-144, OF THE ZONING CODE OF THE CITY OF PLYMOUTH, TO ALLOW THE KEEPING OF CHICKENS AS AN ACCESSORY USE IN RESIDENTIAL DISTRICTS.** Director Yerges addressed the Commission regarding the topic stating that the Ordinance before them was the same Ordinance they had previously reviewed, where "No action" was taken. It was noted that there were some "blank" spaces left intentionally to allow suggestions/recommendations for Council approval. Pohlman asked the secretary for confirmation. Pohlman opened the table for comments regarding this ordinance, specifically for section (d)(1) sizes of enclosures. Member Faller commented that the City of Milwaukee has a 10 sq. ft./ chicken maximum for the enclosure size. Member Rammer commented that he felt the Commission was over thinking this issue just a bit. He felt that having a few chickens, especially with this Ordinance there wouldn't be a problem. Further commenting that most neighbors will probably never know that the chickens are present. Member Barbieur questioned any comments regarding the accompanying copy of the proposed Ordinance 7-1-19, as it didn't pertain to what the Commission was reviewing. Director Yerges commented that it was there for information and to be considered a reference to accompany the 13-1-144. Chairman Pohlman commented that possibly a 10' x10' enclosure could possibly be a consideration. Member Barbieur recommends that a maximum square footage be set rather than dimensions. Part (d)(4) was discussed which relates to the required minimum setback from an adjoining property's principal structure. After some discussion, member Barbieur made a motion to not change the current proposed setback in (d)(4), and recommend to set the maximum enclosure requirement in (d)(1) to 50 square feet. This motion was followed by a second from Rammer. On the roll: NO; Pohlman, Flanagan, Faller. YES; Rammer, Barbieur, Feldner. 3 yes/3 no votes, noting member Lanning being absent.
3. **A DIVISION OF LOT 9, WAL-MART SUBDIVISION, BEING LAOCATED IN A PART OF THE NW ¼ OF THE SE ¼ AND A PART OF THE SW ¼ OF THE SE ¼, SECTION 23, T. 15 N.-R. 21 E., CITH OF PLYMOUTH, SHEBOYGAN**

COUNTY, WISCONSIN Director of Public Works, Immich explained the CSM and the required road frontages and how they are to be approved. Member Rammer commented on how the original parcel was being divided, as it may leave open areas with limited road access, due to Kiley Way being a boulevard. Member Flanagan commented regarding the Master Plan, as this being a Mixed-Residential proposed area. Marissa Downs from the Commonwealth Company was present and explained on how the development was to occur, and why the lot was divided into two lots. Member Feldner commented regarding a potential through drive along the north border of the proposed lots to connect the remaining north portion of lot #3 to Pleasantview Road. Director Yerges questioned this consideration as it may be undesirable to a residential setting with the increased traffic. Further discussion followed regarding access to the remaining portion of the newly created lot #3. Chairman Pohlman made a motion to approve the CSM as submitted citing that the following procedures for a rezoning as a PUD should address access concerns. The motion failed to draw a second from any Commission Member, thus failing. Member Flanagan made a motion to “reconsider” this CSM followed by a second by Member Barbieur. The merits of the CSM were further discussed, and followed by a motion to approve by Chairman Pohlman, followed by a second by Barbieur. Immich, commented to address future concerns regarding access to the property place wording on the CSM to disallow curb openings for cross traffic will be approved in the center median of Kiley Way adjoining lot 3 of this CSM. Both “first” and “second” motion agreed. All voted yes to approve with conditions.

4. ***AN ORDINANCE AMENDING SECTION 13-1-104, SIGNS PERMITTED, OF THE CITY OF PLYMOUTH ZONING CODE, TO CLARIFY SIGN AREA CALCULATIONS.*** Secretary Scheuerman commented regarding the language within the proposed Ordinance change would help be more consistent when applying the square footage requirements to sign proposals with individual letters and logos. This proposal would create a standard that could be applied uniformly to all sign designs, whether hand drawn or computer generated. Member Flanagan made a motion to approve. Rammer followed with a second. All voted yes.
5. ***Review and discussion regarding Public Hearings being held at Planning Commission.*** Director Yerges explained to the Commission members that the current Ordinance language regarding Public Hearings was written to hold all Public Hearings at the City Council. Similar sized municipalities, as well larger communities typically have their respective public hearings at the Planning Commission level. Member Rammer commented that the main difference between the two bodies was that the Planning Commission was appointed, and the Council members were voted in by the public. He thought it would be important to allow the Council to hear the voice of the public. Member Flanagan commented that the language would allow the Planning Commission to call a public hearing of their own volition, and questioned that. Alderperson Lade stated

as a Council member he would like to hear what the public has to say regarding issues that require public hearings. The general consensus of the Commission was an interest in having the public hearings at the Planning Commission.

6. At 20:50hrs motion to adjourn was made by Barbieur, and seconded by Rammer. Next scheduled Planning Commission meeting is February 2, 2012.

Respectfully Submitted,

Pete Scheuerman
Planning Commission Secretary