

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 23, 2021**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Commissioner Hanna joined after roll call was taken. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Mike Havey, Assistant Fire Chief. Thomas Kramer, Assistant IT Manager, facilitated the video conference.

Planner Papelbon read the following into the record:

The City of Oak Creek is authorized to hold this public meeting remotely during the COVID-19 public health emergency under the March 16 and March 20 advisories from the Office of Open Government in the Wisconsin Department of Justice and subsequent Common Council approvals. Per the advisories and approvals, this meeting being conducted via Zoom video conference with telephone conferencing capabilities was duly noticed per the City of Oak Creek Municipal Code and Statutory notice requirements more than 24 hours in advance of the meeting. Members of the public have been advised of the options for participation via direct mailing to property owners within 300 feet of a proposal, via the COVID-19 information page on the City's website, via social media, and via the information contained on the meeting agenda. This meeting may also be viewed at the City's YouTube page, the link for which was contained in all aforementioned notice methods. The meeting recording will also be accessible on the City's YouTube page within 48 hours.

Plan Commissioners and participants are initially muted upon joining the meeting. Plan Commissioners and staff have the ability to mute and unmute their microphones throughout the meeting. Please mute at all times except for roll call, motions, voting, and when recognized by the Chair. Roll call and voting will occur per the usual and customary procedure, starting from Plan Commissioner seating positions south to north in the Common Council Chambers (e.g., Hanna, Sullivan, Carrillo, Loreck, Bukiewicz, Guzikowski, Oldani, Siefert, Chandler). The Chair will facilitate questions and comments by calling on each Plan Commissioner, or by requesting the use of the "raise hand" function in the Zoom webinar control panel. Only speak once you have been recognized by the Chair or moderator.

Applicants, their representatives, and all other participants who wish to speak will be unmuted

- When there is a direct request for information from the Plan Commission or staff;
- When the participant utilizes the "raise hand" function within the Zoom webinar control panel, and the moderator verbally indicates that they are unmuted;
- When a phone participant dials *9 to indicate they wish to speak, and the moderator verbally indicates that their line is open.

When unmuted, all participants must state their name and address for the record, then proceed with comments or questions.

Questions and comments may also be entered into the Q&A function within the Zoom webinar control panel. Staff and/or the moderator will monitor this function during the meeting, and provide the information requested. There shall be no private messages or side conversations during the meeting utilizing the chat or Q&A functions. Chat and Q&A messages are part of the public record.

Minutes of the March 9, 2021 meeting

Commissioner Siefert moved to approve the minutes of the March 9, 2021 meeting. Commissioner Chandler seconded. On roll call: all voted aye except Alderman Loreck, who abstained. Motion carried.

LANDSCAPE PLAN REVIEW FRONTLINE COMMERCIAL REAL ESTATE, LLC 9141 S. 13TH STREET TAX KEY NOS. 877-9010-000

Planner Papelbon provided an overview of the landscape plan for a proposed multitenant industrial building at 9141 S. 13th Street (see staff report for details).

John Schlueter, Frontline Commercial Real Estate, 7265 S. 1st St., Oak Creek, WI, stated that he was present to answer questions.

Matt Carey, Pinnacle Engineering Group, 20275 Watertown Road, Suite 100, Brookfield, WI, stated that he was also present to answer questions.

Alderman Guzikowski stated he has not received any calls from any residents about this item for this meeting. Alderman Guzikowski did receive a message from Mr. Schlueter asking for his opinion, but they did not speak. He requested that the applicant add in the berm wall and type of screening.

Commissioner Chandler asked the applicant for feedback regarding the landscaping in the easement.

Mr. Carey made comments that were inaudible.

Mr. Carey stated that along the eastern property line is an empty easement with no existing utilities, and is simply a reservation for WE Energies in the future. The bases of all plantings are outside the easement. Mayor Bukiewicz summarized Mr. Carey's comments regarding the easement as follows: the easement is a WE Energies easement and the plantings will be outside of the 12-foot easement. Mr. Carey confirmed that was correct.

Planner Papelbon stated the easement is something that will need to be coordinated with WE Energies in terms of canopy. If WE Energies has any requirements for the applicant to move the landscaping, the City requests that the landscaping be pulled back onto the property further west rather than eliminated completely.

Alderman Guzikowski moved that the Plan Commission approves the landscape plans submitted by John Schlueter, Frontline Commercial Real Estate, LLC, for the property at 9141 S. 13th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from March 9, 2021 remain in effect.
3. That plans are revised to incorporate a screen wall (min. height = 10 feet) on the east side of the loading dock area.
4. That all detailed, revised plans are submitted in digital format to the Department of

Community Development prior to submission of permit applications.
Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**TEMPORARY USE PERMIT
WEST VIEW GARDENS
7501 S HOWELL AVE
TAX KEY NO. 782-9036-000**

Planner Papelbon provided an overview of the request for a Temporary Use Permit to operate a garden center in the Classic Lanes parking lot (see staff report for details).

Casie Ertl, 8818 W 5 Mile Road, Franksville, WI, stated that everything will be the same this year; however, she will be running the green house this year instead of Larry.

Alderman Loreck moved that the Plan Commission approves the Temporary Use Permit request submitted by Casie Ertl, West View Gardens, for the operation of a garden center in the parking lot on the property at 7501 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all garden center activities shall be located within the portion of the parking lot as per the proposed map.
3. That operations shall occur between 9:00 AM and 6:00 PM Monday through Saturday, and between 9:00 AM and 5:00 PM Sunday.
4. That signage for the operation is limited one 32 square-foot temporary sign.
5. That the Temporary Use Permit shall be valid between April 15, 2021 and July 20, 2021. The property shall be restored to its pre-temporary use condition by no later than July 23, 2021.

Alderman Guzikowski seconded.

Mayor Bukiewicz asked if the greenhouse will be opening on April 15, 2021. Ms. Ertl stated setup will begin April 15 and usually opens to the public on May 1.

On roll call: all voted aye. Motion carried.

**OFFICIAL MAP AMENDMENT
TRUCK COUNTRY – MCCOY GROUP
9970, 10020, & 10040 S. 20TH ST.
TAX KEY NOS. 926-9977-001, 926-9978-001, & 926-9979-000**

Planner Papelbon provided an overview of the request to remove a portion of the future street pattern of the Official Map affecting the properties at 9970, 10020, & 10040 S. 20th Street (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, gave a presentation about the history of Truck Country, the subject sites, and a brief explanation of the applicant's proposal.

Alderman Guzikowski stated he received an email regarding this item. The resident would like to keep Judith Place a quiet street. Alderman Guzikowski stated he believes most of the neighbors there would not be in favor of any type of access street going south on Judith Place.

Commissioner Oldani asked Planner Papelbon to clarify if access to Judith Place is just a potential proposal for the future and not a part of this agenda item. Planner Papelbon explained that, for a future layout, staff is recommending the South Judith Place connection be for emergency access only. Trucks and customers would not be allowed to use South Judith Place.

Assistant Fire Chief Havey stated that the Fire Department reviewed this proposal, and is satisfied with the roundabout and the proposal thus far.

Stacey Siekert, 10132 S Judith Place, Oak Creek, WI, stated concerns about the future business, the number of trees that will be installed between the business and the neighborhood, and truck traffic coming down Judith Place. Ms. Siekert stated she will be joining future meetings on this topic.

Mayor Bukiewicz explained that Ms. Siekert should be notified of any future proposals as notifications go out to neighbors within 300 feet of any property coming before the Plan Commission.

Ms. Siekert asked if it will be most of the neighbors on Judith Place.

Mayor Bukiewicz reiterated that it would be anyone within 300 feet; however, the Alderman can increase the distance if needed.

Ms. Siekert stated that she believes that would be a good idea if the applicant would ever consider using Judith to get out to Oakwood [Road]. A lot of the neighbors closer to Oakwood [Road] had no idea about this proposal.

Planner Papelbon explained there will be notice for all future meetings, but the Official Map Amendment does need to be approved by the Common Council, and it does affect the development for these three properties. Planner Papelbon also stated the Certified Survey Map (CSM) will be reviewed concurrently with the site plan.

Alderman Guzikowski asked Planner Papelbon to include all residents on Judith Place for notification of any future items regarding this property.

Christopher Johns, Eppstein Uhen Architects, 333 East Chicago Street, Milwaukee, WI, stated it is not the applicant's intention to connect this development to Judith Place.

Mary Lavin, 10126 South Judith Place, Oak Creek, WI, stated that she is happy to hear the applicant is not interested in connecting 20th Street to Judith Place. Ms. Lavin stated her concern regarding the type of access for emergencies the applicant will want to include on their property facing Judith Place. Ms. Lavin stated her hope that the applicant will be good neighbors, and that she is a little concerned about light and noise pollution from this development. She suggested having a berm to separate the development from the residential area. Ms. Lavin stated that she is also concerned about the amount of paved surface that is proposed combined with the amount of wetland in the area. A lot of people walk along Judith Place due to the lack of parks in this area of the City. Ms. Lavin stated that she has some concerns regarding the wildlife that will be disrupted by this development, and asked if there was any consideration of leaving a walking path between Reinhart and Truck Country.

Mayor Bukiewicz stated Ms. Lavin has valid points, but these items would be discussed during the Plan Review. Mayor Bukiewicz also stated the City has tried several times to get a park in that area, but nothing has worked out.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of the mapped, unimproved future right-of-way affecting the properties at 9970, 10020, & 10040 S. 20th St. be removed after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
F STREET DEVELOPMENT GROUP AND CITY OF OAK CREEK
4200 E. LAKE VISTA BLVD. AND 4001 E. LAKE VISTA PARKWAY
TAX KEY NO. 868-9993-001 & 868-9996-002**

Planner Papelbon provided an overview of the Certified Survey Map request to combine and reconfigure the properties at 4200 E. Lake Vista Blvd. and 4001 E. Lake Vista Parkway (see staff report for details).

Jessica Guzman, F Street Development Group, 1134 N. 9th St., Milwaukee, WI, stated that she was available to answer questions.

Commissioner Hanna stated her concern about saving the natural environment of this area.

Planner Papelbon stated that, at this time, Lots 1 and 2 will be maintained and controlled by the City. Lot 2 contains most of Lake Vista Park and the environmental area that is also identified as a large wetland. Lot 1 contains the overlook, the beacon, the pathways down to the lake, and the remaining undeveloped portion that continues along Lake Vista Boulevard. Some wetlands have been identified by the Wisconsin Department of Natural Resources (DNR) as being artificial and exempt. There are also wetlands in Lot 3 and Outlot 1 that will be proposed to be filled. The bird blinds are part of the park and will remain. The City will maintain the portion of the wooded area that contains the walking paths to the lake. As the City continues to move along with the development plans for this area, staff will incorporate as much nature as possible into those plans.

Commissioner Hanna inquired if public access to the neighbors' parks and pathways will be looked at during the future planning. Planner Papelbon confirmed connectivity through the entire development, Lake Vista Park, and down to Bender Park have all been part of the planning effort for this development.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by F Street Development Group and the City of Oak Creek for the properties at 4200 E. Lake Vista Blvd. and 4001 E. Lake Boulevard Parkway [Note: the written motion stated "4001 E. Lake Vista Parkway," not "4001 E Lake Boulevard Parkway"] be approved with the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT
OAK CREEK INDUSTRIAL LLC
150 W. OAKVIEW PARKWAY
TAX KEY NO. 955-1041-000**

Planner Papelbon provided an overview of the request for a Conditional Use Permit to allow for freight yard/freight terminal/trans-shipment depot facilities for the property at 150 W. Oakview Parkway (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, provided a brief presentation about the history of OakView Business Park, the proposal, the applicant's reason for seeking a Conditional Use Permit, and the parking modification request.

Commissioner Hanna asked if this development would increase trucking traffic on Oakwood [Road], especially west from the railroad.

Mayor Bukiewicz stated the City has done a Traffic Impact Analysis (TIA).

Commissioner Sullivan stated Traffic Analysis & Design (TADI) did update the TIA for this business park. The Plan Commission and Engineering Department were concerned about the change in the original identification of the uses for the lots. TADI updated the TIA with identifying the lots that have already been developed and what the future lots will be. These two items are identified as warehouse and trucking freight. The applicant does not specifically state which ways the trucks will enter or exit; however, Commissioner Sullivan stated he assumes given the location of the proposed sites the trucks will use Howell Avenue.

Commissioner Hanna stated that she is concerned about additional truck traffic on Oakwood [Road] because only the gas company should be using Oakwood [Road]; however, other trucking companies have been using Oakwood [Road] as a shortcut.

Alderman Guzikowski asked Planner Papelbon how many parking spots the applicant is short. Planner Papelbon stated the applicant is roughly 50 parking stalls short. Alderman Guzikowski stated that he is concerned about being short on parking spaces. Planner Papelbon stated that she believes the estimate of 150 employees onsite at a given time is probably a high estimate. Planner Papelbon also stated that staff does not have much of a concern regarding the number of stalls. It is up to the landowner and/or their management company to ensure that there is sufficient parking for their tenants.

Commissioner Siepert asked about the traffic flow on Howell Avenue, particularly the intersection near the business park, with the additional trucks and subdivision development.

Commissioner Sullivan stated the TIA identified the Elm Road and Howell Avenue intersection as an improvement. Once the entire business park is developed, a controlled intersection would be warranted there. The TIA did include the new residential development to the south, FedEx, and background traffic that is already present.

Assistant Fire Chief Havey stated the Fire Department has no concerns on this proposal.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities within the proposed multitenant building on the property at 150 W. Oakwood [Note: the written

motion stated “Oakview” not “Oakwood”] Parkway, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (April 13, 2021). Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK INDUSTRIAL LLC
150 W. OAKVIEW PARKWAY
TAX KEY NO. 955-1041-000**

Planner Papelbon provided an overview of the site, building, and related plan review for a proposed multitenant industrial building (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, stated that he believes the applicant can work through all the conditions in the suggested motion. Not all tenants will have a need for a trash enclosure.

Commissioner Chandler asked the applicant to share details about the entrance coverings. Attorney Randall stated that he does not believe the coverings exist on the building as proposed. The building as presented is to have a clean look and focus on the corners with the glazing.

Commissioner Chandler asked the applicant to provide information about how the traffic will flow on the site. Attorney Randall stated that all traffic will enter from the cul-de-sac on the southeast corner of the site. Trucks will go northwest along the drive aisle to the loading docks, outdoor parking spaces, or drive-in area on the north side of the building. Employees and visitors will turn left to drive west onto the site. Attorney Randall explained there will be a drive on the west side of the site to connect the two parking lots, but anticipates that to be used for emergencies.

Commissioner Chandler asked the applicant to provide information regarding the pedestrian walkways on the site. Attorney Randall stated that he is not sure if the City has a sidewalk system in this area, but the site will connect in to that, if available. The preferred route of pedestrians would be to include a sidewalk on the south side of the site, near the employee and visitor entrance.

Commissioner Hanna asked if the Plan Commission or City has a landscaping contract to ensure the owner will continue to maintain the landscaping and screening.

Planner Papelbon explained that anything that is approved as part of Plan Commission approval is intended to and required to be maintained as approved. If there are ever any concerns about removal of landscaping and lack of replacement in-kind, there would be enforcement action that could occur. There is also a requirement that, prior to occupancy, landscaping must be installed before the Planning Department will sign off on the final occupancy permit. Planner Papelbon stated that a development agreement would contain language about maintenance. The landscape plan also contains language about establishment and maintenance. If there are any concerns in the future about pests or trees need to be cut down then staff would work with the applicant to make sure the intent of the landscape plan is maintained.

Assistant Fire Chief Havey stated the Fire Department has reviewed the proposed plans and has no concerns about access.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Eric Ogden, Oak Creek Industrial LLC, for the property at 150 W. Oakwood [Note: the written motion stated “Oakview” not “Oakwood”] Parkway with the following conditions:

1. That all relevant Code requirements are in effect.
2. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That the landscape plans are revised to include heights of all screening plants at installation and maturity.
4. That the plans are revised to include details for the proposed trash enclosure(s).
5. That a detailed Master Sign Plan is reviewed and approved by the Plan Commission prior to submission of sign permit applications.
6. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT
OAK CREEK INDUSTRIAL LLC
10551 S. OAKVIEW PARKWAY
TAX KEY NO. 955-1024-000**

Planner Papelbon provided an overview of the request for a Conditional Use Permit to allow for freight yard/freight terminal/trans-shipment depot facilities for the property at 10551 S. Oakview Parkway (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, explained that the applicant is trying to be proactive by requesting the Conditional Use Permit for a potential freight user, although any M-1 use can be accommodated by the proposed building.

Assistant Fire Chief Havey stated he received revised drawings the morning of this Plan Commission meeting that will need to be reviewed.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities within the properties [Note: the written motion stated “proposed” not “properties”] multitenant building on the property at 10551 S. Oakview Parkway, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (April 13, 2021). Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

ZONING CODE UPDATE DISCUSSION

Jackie Wells, Houseal Lavigne Associates lead the discussion about the Zoning Code update by asking the following questions:

- Accessory buildings
 - Is the proposed maximum size of accessory buildings appropriate?
 - Lots less than or equal to .5 acres: 1,000 sq ft or 75% of the livable area of the principal building, whichever is **less**
 - Lots greater than .5 acres: 1,200 sq ft or 75% of the livable area of the principal building, whichever is **less**

The following points were discussed by the Plan Commission:

- Director Seymour explained homeowners are allowed two accessory buildings on their property so this would still allow a lot of square footage. Mayor Bukiewicz asked if the allowed square footage would be combined for both buildings or each building could be the maximum square footage. Director Seymour was not sure of the correct answer. Ms. Wells clarified that the way the current text is written it would allow the maximum square footage per accessory building.
- Planner Papelbon asked the Plan Commission if they would be in favor of a cumulative maximum.
 - Mayor Bukiewicz and Alderman Loreck stated that they are in favor of a cumulative maximum.
 - Planner Papelbon stated accessory buildings under 120 square feet are not permitted and might affect the cumulative total.
- Ms. Wells asked to confirm that the Plan Commission would like to go in the direction of the proposed maximums with a cumulative total for all accessory buildings. Mayor Bukiewicz and Alderman Loreck agreed.

Ms. Wells continued the Zoning Code discussion by asking the following:

- Accessory buildings
 - Should accessory buildings located in rear yards be required to connect to driveways or alleys?

The following points were discussed by the Plan Commission:

- Director Seymour stated that currently without the driveway requirement some homeowners are driving on neighbors' properties to get to their garage. Director Seymour also suggests a size restriction so small sheds do not need to be connected to the driveway or alley.
- How to differentiate what accessory buildings would require the connection.
 - The following ways were discussed:
 - Accessory building size
 - Proposed use of accessory building
 - Items being stored in accessory building
- The general consensus is to require accessory buildings over a certain size to be connected to a driveway or alley. It was decided that the need for that connection would be determined by the accessory building size.
- A conversation will be had to determine what that size threshold will be.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Food truck parks
 - A permanent location for food trucks to come and go.
 - Some of the topics covered were: distance between food trucks, requiring seating and shade elements, requiring permanent ADA compliant restrooms, and a separation requirement from brick and mortar restaurants by 500 feet.

The following points were discussed by the Plan Commission:

- The Zoning Ordinances have not been updated to include the current Centers for Disease Control and prevention's (CDC) guidelines, however for the food trucks to be open they will need to follow state and city guidelines just like a regular restaurant.
- It was suggested that two permanent restrooms may not be attainable at the beginning, but should be completed to make the food truck park a more permanent location.

- The permanent restrooms do not need to be constructed specifically for the food truck park, but could be nearby with an agreement to be used during times the food trucks are operating.
- This would be a more permanent development to create a food truck park with permanent restrooms and hook ups for the trucks.
- The seating requirement was changed to read, “permanent seating, picnic area, and shade elements”.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- RV Parking
 - RV parking limited to hard paved surfaces
 - Should RVs parked in rear yards be required to connect to driveways or alleys?
 - Should parking within the front setback be prohibited all together?

The following points were discussed by the Plan Commission:

- Several commissioners agreed that RVs should be parked on a hard-paved surface, and prohibited from parking in the front setback.
- There were differing viewpoints regarding connecting RVs parked in the rear yards to driveways or alleys.
- Hard-paved surface was defined to not include gravel or pavers.
- A time limit will be hard to enforce.
- The consensus is that RV parking items one and three will be included in the new Zoning Code, but item two will not.
- A grandfather clause will be discussed with the City’s legal team.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Brewery vs microbrewery
 - Definitions were provided for each.
 - Breweries would be allowed in manufacturing districts and microbreweries would be allowed in commercial districts.

The following points were discussed by the Plan Commission:

- There are separate, but similar definitions for distilleries and wineries.
- A microbrewery is not required to have, but can include a restaurant, bar, or tasting room on site in the Commercial District.
- A brewery of any size can be located in the Manufacturing Zoning District.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Fence
 - Should side yard fences be required to taper the height from six (6) feet to four (4) feet when entering the front yard?

The following points were discussed by the Plan Commission:

- Planner Papelbon provided an example of a tapered fence.
- There were conflicting opinions on requiring the tapering of a fence in the Zoning Code.
- The front yard is defined as the face of the house forward.
- Taller fences in the front yard may obstruct views for drivers.
- Several commissioners agree there should not be fences in the front yard.
- There were conflicting opinions about allowing fences in street facing side yards.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Fence
 - Should chain-link be:
 - Prohibited in all yards,
 - Allowed in interior side and rear yards, but prohibited in street facing side and front yards only, or
 - Allowed in all yards?

The following points were discussed by the Plan Commission:

- Some commissioners feel chain-link fences should be prohibited, while other commissioners felt chain-link should be allowed if the fence is not street facing.
- Some communities only allow chain-link fences in the rear yards only. Other communities only allow coated chain-link fences.
- The Plan Commission conducted a straw vote on chain-link fences:
 - Commissioner Hanna voted to not allow chain-link fences.
 - Commissioner Sullivan voted to allow chain-link fences in the rear yard only.
 - Commissioner Carrillo voted to not allow chain-link fences anywhere.
 - Alderman Loreck voted to allow chain-link fences.
 - Alderman Guzikowski left before this vote was taken.
 - Commissioner Oldani voted to allow chain-link fences in the rear yard only.
 - Commissioner Siepert voted to allow chain-link fences in the rear yard only.
 - Commissioner Chandler voted to allow chain-link fences in the rear yard only.
- The Code will allow for chain-link fences in the rear yard only.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Signs for Special Events
 - Temporary signs for special events will be reviewed in conjunction with the issuance of a special event permit.
- Electric Vehicle Charging Stations
 - Should electric vehicle charging stations count towards the minimum parking requirement?

The following points were discussed by the Plan Commission:

- Commissioners agreed the stations should count towards the minimum parking requirement.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Electric Vehicle Charging Stations
 - Should electric vehicle charging stations be allowed as a primary use?
 - Should the stations be held to similar standards as fuel stations?

The following points were discussed by the Plan Commission:

- Commissioners agreed that electric vehicle charging stations should be allowed as a primary use and treated like a gas station.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Certificate of Zoning Compliance
 - Proposed to be required:
 - New use occupies existing building

- Before a building permit or certificate of occupancy is issued

The following points were discussed by the Plan Commission:

- This would cover a change of occupant.
- Commissioners agreed this should be included.

Ms. Wells asked the Plan Commission if there were any other topics that should be discussed.

The Plan Commission brought up the following topics:

- Increasing the number of temporary signs allowed in residential areas.
 - This topic was met with opposing viewpoints.
 - The consensus was to not increase the number of temporary signs allowed.

The Zoning Code is in the draft and final Ordinance stage. Houseal Lavigne Associates will work with staff to incorporate the final revisions and get the final draft ready for public review. The next step will be to create a community outreach program to inform residents of the coming changes.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all present voted aye. Motion carried. The meeting was adjourned at 9:44 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

4-13-21

Date