

Planning Commission Meeting Minutes

Monday, November 10, 2014 - 6:00 p.m.

Public Safety Building, Council Chambers, Second Floor, 321 S. Fourth Street, Stoughton, WI.

Members Present: Mayor, Donna Olson; Chair; Ron Christianson, Vice-Chair; Eric Hohol; Greg Jensen; Matt Hanna; Todd Krcma and Scott Truehl

Absent and Excused:

Staff: Planning Director, Rodney Scheel; Finance Director and City Attorney, Matt Dregne

Press: Mark Ignatowski

Guests: Dennis Steinkraus, Debbie Tomczyk, Aaron Hargrove, Gregory Lee, Jim Blouin, Ryan Solum, Stan Mabie, Randy Olson, Mike Wendorf, Glen Christianson

- 1. Call to order** - Mayor Olson called the meeting to order at 6:00 pm.
- 2. Consider approval of the Planning Commission meeting minutes of November 3, 2014.**

Motion by Christianson, seconded by Jensen to approve the minutes as presented. Motion carried unanimously.

- 3. Council Representative Report. –**

Alderman Christianson reported that the Common Council introduced Ordinance 0-26-14 (allowing outdoor storage as a Conditional Use in Planned Industrial Areas) for a First Reading at their October 28th meeting.

Kettle Park West rezoning items will be introduced for a first reading at the Common Council meeting on November 11th. The Certified Survey Map item is on their agenda for action at the same meeting.

- 4. Public Comments**

Gregory Lee spoke about the Kettle Park West Development and registered in opposition to the Walmart Specific Implementation Plan. Requested the City conduct a survey to evaluate citizen opinions about the Kettle Park West Development.

- 5. Meeting Summary & Status of Developments.**

No specific presentation on materials supplied by the Planning Department.

- 6. O-30-14: Request by Walmart Representatives for Specific Implementation Plan (SIP) approval – Walmart Supercenter.**

Debbie Tomczyk representing Walmart along with Glen Christianson and Ryan Solum presented updated landscape plans and grading plans including island landscaping plans to address issues previously raised by the Planning Commission. Mr. Christianson indicated over 1900 perennial container plants have been added along with additional trees and grasses. The

former 1.8 acres parcel to the west of their parcel has been incorporated into the Walmart parcel and has been included in the updated landscaping plans. Mr. Christianson indicated the entire site (except the additional 1.8 acres) will be provided with irrigation.

Mr. Hanna provided input and discussion with the applicant regarding plant selections near the pharmacy drive through. Plant growth may grow into driveway areas, but appropriate trimming is anticipated so no negative impact should be observed for drivers.

Walmart officials reported the western retaining wall was able to be reduced by 67 feet with the modified grading plan they presented. Some plant shifting (without reduction in numbers) to accommodate easement areas may occur.

Mr. Hohol expressed appreciation for their efforts to incorporate the second pedestrian island, incorporation of the 1.8 acre area into their parcel, and various landscape revisions made based on Planning Commission recommendations.

Motion by Hohol, seconded by Truehl to recommend approval of Ordinance 0-30-14 for the Specific Implementation Plan (SIP) for Walmart within Kettle Park West incorporating the 3 updated Grading Plan dated 11-5-2014, Colored Landscaping Plan dated 11-10-2014 and Colored Landscape Island Detail dated 11-10-2014. Motion carried unanimously.

7. R-130-14: Request by Mike Wendorf for conditional use permit (CUP) approval to open an Indoor Commercial Entertainment use (Fitness center) at 225 Hoel Avenue.

- **Public Hearing** – Mayor Olson opened the public hearing. No one spoke regarding the project and the hearing was closed.
- **Recommendation to Council**

Scheel indicated the applicant and potential future owner have been in discussions with Stoughton Utilities to understand the expectation for providing public sewer and water to this facility as part of this repurposing.

Mr. Hanna spoke positively regarding the repurposing of this facility since it seems to have been recently underutilized.

Motion by Truehl, seconded by Hanna to recommend the Common Council approve R-130-14 to allow the property at 225 Hoel Avenue to be used as a Fitness Center. The property owner is directed to work with the Stoughton Utilities to understand the public sewer and water connection requirements. Motion carried unanimously.

8. O-27-14: Proposed ordinance amendments to the City of Stoughton Municipal Code of Ordinances, Chapter 78, Section 78-105(5)(a)2b and to Appendix C. This ordinance is related to allowing commercial animal boarding as a conditional use within the Planned Industrial district.

- **Public Hearing** – Mayor Olson opened the public hearing. No one spoke regarding the project and the hearing was closed.

- **Recommendation to Council**

Motion by Hohol, seconded by Krcma to recommend the Common Council approve 0-27-14 to allow commercial animal boarding as a conditional use within Planned Industrial Districts.

Motion carried unanimously.

9. O-31-14: Proposed ordinance amendment to the City of Stoughton Municipal Code of Ordinances, Chapter 6, Section 6-14, Kennels.

- **Recommendation to Council**

Motion by Hohol, seconded by Hanna to recommend the Common Council approve 0-31-14 with “as pets or” being removed from the draft. Motion carried unanimously.

10. Request by Kim Goldsmith for conditional use permit (CUP) approval to open an Indoor Commercial Entertainment use (restaurant) at 168 W. Main Street.

- **Public Hearing.** Mayor Olson opened and closed the Public Hearing with no one registered to speak since the Applicant has requested to terminate this request. No action taken.

11. Request for site plan approval to construct an O’Reilly Auto Parts Store at 1512 US Highway 51 & 138.

Mr. Jensen excused himself for this item since he works for a competitor.

Motion by Hohol, seconded by Truehl to approve the site and building plans subject to the staff review letter dated October 1, 2014. Motion carried unanimously without Jensen voting.

12. R-141-14: Request by Matt Wingrove for Certified Survey Map (CSM) approval to split the property at 830 Dunkirk Avenue to create an additional residential parcel.

- **Recommendation to Council**

Motion by Hohol, seconded by Krcma to recommend the Common Council approve R-141-14 creating two parcels through the proposed Certified Survey Map. The Commissioners highlighted the potential flood plain limitations that may affect development of this lot. Motion carried unanimously.

13. Request by Jim Blouin to discuss amending section 78-706 related to exterior parking of recreational vehicles such as mobile homes, boats, trailers, campers, snowmobiles and ATV's.

Mr. Blouin presented his issues to the Commission indicating his interest to have the code changed to allow multiple trailers or recreational vehicles to be parked closer to the lot line and limit the designated parking stall to 16" pavers placed under the wheels of the parked trailers or recreational vehicles. Commissioners did not feel a code change is necessary at this time and suggested Mr. Blouin consider applying for a variance to the code through the Board of Appeals.

14. Future agenda items

Nothing specific at this time.

15. Adjournment

Motion by Jensen, seconded by Christianson to adjourn at 7:15 pm. Motion carried unanimously.