

## **Planning Commission Meeting Minutes**

**Monday, May 11, 2015 - 6:00 p.m.**

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

**Members Present:** Ron Christianson, Vice-Chair; Greg Jenson; Matt Hanna; Eric Hohol and Scott Truehl

**Absent:** Mayor Donna Olson and Todd Krcma

**Staff:** Planning Director, Rodney Scheel and Zoning Administrator, Michael Stacey

**Press:** Mark Ignatowski

**Guests:** Jerry Gryttenholm; Brian Spanos; Brett Riemen; Rich Hepner; Jordan Tilleson; Nicole Hines; and Andrea Romine.

- 1. Call to order.** Christianson called the meeting to order at 6:00 pm. A certificate of appreciation was presented to Eric Hohol for 10 years of service as a Planning Commissioner.
- 2. Consider approval of the Planning Commission meeting minutes of April 13, 2015.** Motion by **Truehl** to approve the minutes of April 13, 2015 as presented, 2<sup>nd</sup> by **Hanna**. Motion carried 5 – 0.
- 3. Elect Vice-Chair.**  
**Hohol** nominated **Christianson** as Vice-Chair, 2<sup>nd</sup> by **Truehl**. Nomination approved 5 - 0.
- 4. Council Representative Report.**  
Christianson reported resolutions 72 and 73, certified survey maps for Norse View Heights were approved.
- 5. Status of Developments.**  
Scheel gave an overview of the status of developments.
- 6. Brian Spanos of Spanrie Properties requests a conditional use permit and site plan approval for a 7-unit multiplex residential building at 2301 Lincoln Avenue.**  
Scheel explained the request.

Christianson opened the public hearing.

No one registered to speak.

Christianson closed the public hearing.

Motion by **Truehl** to recommend the Common Council approve the conditional use permit as presented, 2<sup>nd</sup> by **Hohol**. Motion carried 5 – 0.

Motion by **Hohol** to approve the site plan contingent on the staff review letter dated May 5, 2015 and Council approval of the conditional use permit, 2<sup>nd</sup> by **Truehl**.

Scheel stated City staff and Dane County will be working with the applicant related to stormwater management. Hohol stated the photometrics need to be provided according to the staff review.

Motion carried 5–0.

**7. The City of Stoughton requests to rezone the properties at 433 E. South Street from HI – Heavy Industrial to MR-24 – Multi-Family Residential.**

Scheel explained this public hearing has been cancelled to allow time to reconsider the best zoning classification for future redevelopment.

**8. The Bryant Foundation requests site plan approval for a parking lot at 301 W. Main Street.**

Christianson introduced the request.

Andrea Romine, 317 W. Main Street expressed concern about erosion and fencing. Rich Hepner representing the Bryant Foundation addressed Ms. Romine's concerns.

Motion by **Hanna** to approve the site plan contingent on the staff review letter dated May 6, 2015, 2<sup>nd</sup> by **Truehl**. Motion carried 5 – 0.

**9. Jordan Tilleson and Nicole Hines request to discuss amending the zoning code to allow commercial animal boarding in the CB - Central Business district.**

Scheel explained the request.

Jordan Tilleson and Nicole Hines explained their intent to use the property for a dog daycare.

A lengthy discussion took place which is summarized as follows:

- There is concern by some commissioners about noise;
- The applicant's have plans to limit barking;
- Fencing would be allowed but may be inappropriate for the Central Business district;
- A conditional use process may be something to consider;
- A use variance application to the Board of Appeals would be challenging;
- The zoning code could be amended to conditionally allow commercial animal boarding within the Central Business district;
- The Central Business district is not the best place for this type of use;
- The Commissioner's would like the applicant's to find a location for their business;
- The Commissioner's do not support changing the zoning code to allow commercial animal boarding within the Central Business district.

Motion by **Hohol** to take no action, 2<sup>nd</sup> by **O'Connor**. Motion carried 5 – 0.

Nicole Hines questioned why not that location? Hohol stated the site is better suited for development such as for a restaurant.

**10. O-7-15 – Proposed ordinance to amend section 6-2 for the keeping of animals. (Tabled from March 9, 2015)**

Scheel explained the ordinance amendment.

Motion by **Hohol** to recommend the Common Council approve the ordinance amendment as presented, 2<sup>nd</sup> by **Hanna**. Motion carried 5 – 0.

**11. O-9-15 – Proposed ordinance to amend section 78-206(4)(j) related to commercial horse stables. (Tabled from March 9, 2015)**

Scheel explained the ordinance amendment.

Christianson opened the public hearing.

No one registered to speak.

Christianson closed the public hearing.

Motion by **O'Connor** to recommend the Common Council approve the ordinance amendment as presented, 2<sup>nd</sup> by **Hanna**. Motion carried 5 – 0.

**12. Future agenda items.**

AJ Arnett Preliminary Plat and Urban Service Area Amendment for Norse View Heights.

**13. Adjournment.** Motion by **Hohol** to adjourn at 6:50 pm, 2<sup>nd</sup> by **Truehl**. Motion carried 5-0.

Respectfully submitted,

*Michael Stacey*