

Planning Commission Meeting Minutes

Monday, June 8, 2015 - 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; Matt Hanna; Eric Hohol; Pat O'Connor and Scott Truehl

Absent: Todd Krcma

Staff: Zoning Administrator, Michael Stacey

Press: Mark Ignatowski

Guests: Bob Stoehr; Robert Jensen; Terry Johnson and Dave Eugster

- 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 May 11, 2015.**
Motion by **Truehl** to approve the minutes of May 11, 2015 as presented, 2nd by **Hanna**.
Motion carried 6 - 0.
- 3. Council Representative Report.**
Christianson reported the zoning ordinance amendments and resolution for Spanrie Properties were approved.
- 4. Status of Developments.**
Stacey gave an update regarding the status of current development.
- 5. Robert Jensen requests extra-territorial jurisdictional (ETJ) certified survey map (CSM) approval to create an additional residential parcel adjacent to 3376 Quam Drive, Town of Dunn.**
Stacey explained the request is for an infill residential lot.

Motion by **Truehl** to recommend the Common Council approve the extra-territorial land division request contingent on the Town of Dunn and Dane County approval, 2nd by **O'Connor**. Motion carried 6 - 0.

- 6. Meloniece Gaskin requests a conditional use permit (CUP) for a Group Daycare at 1425 E. Main Street.**
Stacey explained the request and noted an inquiry was made by a neighboring property owner about children using the adjacent property as a playground. Stacey stated that children will be playing at an area designated at the Kegonsa School property.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Truehl** to recommend the Common Council approve the conditional use permit for Melonie Gaskin to operate a Group Daycare at 1425 E. Main Street contingent on the staff review letter dated June 1, 2015, 2nd by **O'Connor**. Motion carried 6 - 0.

7. Bob Stoehr representing Milestone Senior Living requests site plan re-approval to construct a 40 unit senior living complex at 2208 Lincoln Avenue.

Stacey explained that changes were made to the design of the building to make it easier for framing including roof line changes.

Motion by **Truehl** to approve the amended site plan contingent on the staff review letter dated May 27, 2015, 2nd by **Christianson**. Motion carried 6 - 0.

8. Terry Johnson requests site plan approval for a parking lot addition at Chalet Veterinary Clinic, 1621 E. Main Street.

Stacey stated the request is for a small parking lot addition and the applicant is working to meet the zoning requirements for landscaping.

Motion by **O'Connor** to approve the site plan for a parking lot addition at 1621 E. Main Street contingent on the staff review letter dated June 2, 2015, 2nd by **Truehl**. Motion carried 6 - 0.

9. Request to amend zoning code sections 78-206(4)(r); 78-105(4)(b)2; 78-105(4)(c) and Appendix C.

Stacey explained the proposed zoning code amendment is warranted because artisan uses are not listed for any zoning district in the City while these types of uses are already in the central business district.

Mayor Olson opened the public hearing.

No one registered to speak.

Mayor Olson closed the public hearing.

Motion by **Christianson** to recommend the Common Council approve the zoning ordinance amendment as presented, 2nd by **Truehl**. Motion carried 6 - 0.

10. Future agenda items. Possible conditional use for dog daycare and Arnett Development.

11. Adjournment. Motion by **Hohol** to adjourn at 6:10 pm, 2nd by **Hanna**. Motion carried 6 - 0.

Respectfully submitted,

Michael Stacey