

Planning Commission Meeting Minutes

Monday, July 13, 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; Todd Krcma; Pat O'Connor and Scott Truehl

Absent: None

Staff: Planning & Development Director, Rodney Scheel; Zoning Administrator, Michael Stacey

Press: Mark Ignatowski

Guests: Rose Gunsolus; Marlene Judd; Brian Phelps; Elvera Phelps; Brian Spanos; Nicole Hines; Jordan Tilleson; Tom Selsor; Otto Callies; Debbie Callies; Barbara Arnold; Robert Arnold; and Richard Stark.

- 1. Call to order.** Mayor Olson called the meeting to order at 7:00 pm.
- 2. Consider approval of the Planning Commission meeting minutes of June 8, 2015.**
Motion by **Truehl** to approve the minutes as presented, 2nd by **O'Connor**. Motion carried 7-0.
- 3. Council Representative Report.**
Christianson stated O-3-15 was approved related to Artisan Studios and R-94-15 was also approved for a Group Daycare at 1425 E. Main Street.
- 4. Status of Developments.**
Scheel gave an overview of the status of current developments. There were no questions.
- 5. Elvera Phelps requests to amend the General Development Plan to accommodate a deck addition at 517 Kensington Square.**
Mayor Olson opened the public hearing.

No one registered to speak at the public hearing.

Mayor Olson closed the public hearing.

Scheel summarized the request.

Motion by **Hohol** to recommend the Common Council approve the GDP amendment contingent on the staff review letter dated July 6, 2015, 2nd by **Krcma**. Motion carried 7 - 0.
- 6. Jordan Tilleson and Nicole Hines request a conditional use permit for a commercial animal boarding use (Dog Daycare) at 556 E. Main Street.**
Scheel summarized the request.

Mayor Olson opened the public hearing.

The following people spoke in favor of the request:

Nicole Hines – co-applicant provided additional info related to dog daycares.

Robert Arnold – experience with dog daycares has been positive.

Jordan Tilleson – co-applicant.

The following people spoke against the request:

Richard Stark – concerned about noise and property values.

The following people had questions about the request:

Marlene Judd – questions related to the packet of information.

Rose Gunsolus – questioned the type of fencing planned to be used; how would sound proofing be accomplished; what will be done with dog waste; concerns about barking.

The following registered in favor of the request:

Barbara Arnold

Debbie Callies

Otto Callies

Mayor Olson closed the public hearing.

Hohol questioned how the whole building would be used. Scheel stated a portion of the building would continue to be used as a contractor's office.

Chris Overson, Owner of the property spoke in favor of the request.

Motion by **Hohol** to recommend the Common Council approve the conditional use permit contingent on the staff review letter dated June 19, 2015, 2nd by **Hanna**.

O'Connor questioned who will use the daycare and what the maximum number of dogs will be. Nicole Hines stated they currently use a dog daycare for their dog and they likely would have 25 – 30 dogs.

Krcma questioned if they could make this a kennel instead of a daycare. Scheel stated it is presented as a daycare so changes or an expansion of the use would require going through the conditional use process again. Nicole stated they only plan to have a daycare at this time.

Commissioners Christianson and Hanna thanked the applicants for continuing to work with the City to find a site for their business.

Richard Stark questioned codes related to noise. Scheel stated the City has an ordinance related to noise. Motion carried 7-0.

- 7. Norse View Holdings LLC requests to amend a certified survey map (CSM) to reconfigure lots 145-148, located on the east side of Carl Avenue, Seventh Addition to Norse View Heights.**

Scheel summarized the request.

Motion by Hohol to recommend the Common Council approve the CSM amendment as presented, 2nd by Truehl. Motion carried 7 - 0.

- 8. Norse View Holdings LLC requests to amend a certified survey map (CSM) to reconfigure lots 148-150, located on the east side of Carl Avenue, Seventh Addition to Norse View Heights.**

Scheel summarized the request.

Motion by Krcma to recommend the Common Council approve the CSM amendment as presented, 2nd by Hohol. Motion carried 7 - 0.

- 9. Brian Spanos of Spanrie Properties requests approval for site plan revisions to the proposed 7-unit multiplex residential building at 2301 Lincoln Avenue.**

Scheel explained the request.

Motion by Hohol to approve the revisions as presented, 2nd by Christianson.

Hanna questioned the use of Viburnum plantings and their locations including the lack of the Red Oak on the plan. The applicant will work with staff to confirm these issues.

Motion carried 7 - 0.

- 10. O-7-15 – Proposed ordinance to amend section 6-2 for the keeping of animals. (Referred back from Council on June 9, 2015)**

Scheel explained the ordinance amendment.

The commission had a lengthy discussion about whether to attempt to modify the ordinance related to the keeping of bees. There has only been one keeping of bees request over the past 20 years and that was for bumble bees.

The commission also has concerns about the title of the ordinance not reflecting the body of the ordinance.

Motion by Christianson to Table the ordinance amendment to allow staff time to rework the ordinance, 2nd by Truehl.

Hohol stated the Council will be looking for something to come back from Planning so it makes sense to recommend approval for this amendment then addressing bees when a request has been made.

Hanna believes urban beekeeping should be allowed in the Rural Holding and Exurban Residential districts.

Hohol stated it does not make sense to have staff spend a lot of time on an amendment when there is no interest in beekeeping.

Christianson and Truehl rescinded their motion to Table.

Motion by **Hohol** to recommend the Common Council approve the ordinance amendment as presented, 2nd by **Krcma**.

The commission further discussed potential problems with the language being confusing.

Hohol and Krcma rescinded their motion to recommend approval.

Motion by **Hohol** to Table the ordinance amendment and request staff separate what is allowable and prohibited, 2nd by **O'Connor**. Motion carried 7 - 0.

- 11. Future agenda items.** O-7-15; Preliminary Plat for Norse View Heights; Eastwood Estates Development.
- 12. Adjournment.** Motion by **O'Connor** to adjourn at 7:25 pm, 2nd by **Christianson**. Motion carried 7 - 0.

Respectfully submitted,

Michael Stacey