

Planning Commission Meeting Minutes

Monday, August 10, 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; Todd Krcma; and Scott Truehl

Absent: Pat O'Connor

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

Press: None

Guests: Laura Viney; Mikaela Huot and Stephen Krcma

- 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 July 13, 2015 and July 27, 2015.**
Motion by **Truehl** to approve the minutes as presented, 2nd by **Christianson**. Motion carried 5 – 0.
- 3. Council Representative Report.**
Christianson stated there were first readings for O-14-15 and O-15-15 including approvals for R-113-15, R-114-15 and R-115-15.
- 4. Status of Developments.**
Scheel gave an overview of the status of current developments. There were no questions.
- 5. Laura Viney requests a conditional use permit to expand the group daycare at 1740 E. Main Street, Unit D.**
Scheel explained the request.

Mayor Olson opened the public hearing.

No one registered to speak at the public hearing.

Mayor Olson closed the public hearing.

Motion by **Truehl** to recommend the Common Council approve the conditional use permit contingent on the staff review letter dated July 15, 2015, 2nd by **Krcma**. Motion carried 5 - 0
- 6. Creation Resolution for Tax Incremental District (TID) 6 for expansion of the Business Park North.**
Sullivan explained the proposed TID is for a proposed new business. Mikaela Huot of Springsted gave a powerpoint presentation to explain tax incremental financing.

Scheel explained the proposed new business is for an expansion of North American Fur. They plan to keep their existing building.

There was a brief discussion about TIF.

Mayor Olson opened the public hearing.

No one registered to speak at the public hearing.

Mayor Olson closed the public hearing.

Motion by **Truehl** to approve the resolution and recommend the Common Council approve the project plan for tax incremental district No. 6, City of Stoughton, Wisconsin, 2nd by **Hanna**. Motion carried 5 – 0.

7. Discuss creating a Planned Redevelopment Overlay Zoning District for property known as Stoughton Redevelopment Area #1.

Scheel explained the intent of the overlay district.

Truehl stated the RDA will be meeting on Wednesday to discuss this further and believes an overlay district is a better way to go than rezoning single parcels.

8. O-7-15 – Proposed ordinance to amend section 6-2 for the keeping of animals. (Referred back from Council on June 9, 2015 and Table for further review by Planning Commission on July 13, 2015)

Scheel explained the ordinance amendment.

Hanna questioned whether Koi fish kept outdoors would meet code. Krcma stated the new language addresses his previous concerns.

Motion by **Krcma** to recommend the Common Council approve the ordinance amendment as presented, 2nd by **Christianson**. Motion carried 5 – 0.

9. Future agenda items

The public hearing for the overlay district.

10. Adjournment.

Motion by **Krcma** to adjourn at 6:32 pm, 2nd by **Christianson**. Motion carried 5 - 0

Respectfully submitted,

Michael P. Stacey