

**VILLAGE OF PEWAUKEE
PLAN COMMISSION MINUTES
Thursday, September 10, 2015**

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call

President Knutson called the meeting to order at approximately 7:01 p.m. The Pledge of Allegiance and Moment of Silence followed.

Roll Call was taken with the following present: Comm. Craig Roberts, Comm. Shane Leveille, Comm. Tom Reilly, Comm. Eric Rogers, Trustee Joe Zompa, and President Jeff Knutson. Comm. Chris Bernauer was excused.

Also Present: Scott Gosse, Administrator; Mary Censky, Village Planner; Tim Barbeau, Village Engineer; Chaz Schumacher, Interim Clerk-Treasurer.

2. PUBLIC HEARING

None.

3. Citizen Comments

There were no citizen comments

4. Approval of the Minutes of the Regular Meeting of August 13, 2015

Comm. Reilly requested that on page 1, beginning of the last sentence, his title be changed to read 'Comm. Reilly...'.

Trustee Zompa moved, seconded by Comm. Leveille to approve the August 13, 2015 minutes as presented with requested amendments. Motion carried 4-0, Comm. Rogers and Comm. Roberts abstained.

5. OLD BUSINESS

- a. Review, Discussion and possible Recommendation to Village Board on proposed ordinance language to permit keeping up to four (4) domestic chickens on single family detached residentially zoned properties.*

Planner Censky stated this item is a follow up last month's meeting and is meant to address a growing contemporary interest in sustainable home grown enterprise. This would give the Village an official stance on the issue. If the consensus of the Commission is to move forward with a conditional use process, applicants would have to go before the Commission for consideration and the public hearing process. The draft language for a conditional use would have to be included in all six residential zoning districts. This could be done in each section of the Code directly, or the addition simplified by adding a section to the Supplemental Regulations portion of the Code. Staff is recommending the addition of a single section under the Supplemental Regulations and referencing the appropriate sections of the Code for each of the six residential districts. She feels the provisions are straightforward and allow the Plan Commission to modify with fewer or more restrictions based on the applicant. Censky presented the conditions of the proposed ordinance. Discussion followed.

Comm. Rogers moved, seconded by President Knutson to approve a recommendation to the Village Board of proposed ordinance language to permit the keeping of chickens, as presented, with the following modifications:

1. **There be a one acre lot minimum;**
2. **Modify the distance from neighboring residential principal residences from 25 feet to 50; and**
3. **The inclusion of the scientific name of a domestic chicken be added, Gallus Gallus Domesticus.**

Motion carried 6-0.

- b. Review, Discussion and possible Recommendation to Village Board on proposed ordinance language changes in order to permit Planning Commission waiver/modification of certain specific listed criteria in its review and consideration of proposed new boathouses – a listed conditional use in the R-5 (LO) District.*

Planner Censky presented this item stating it's a change to the language in the zoning code, allowing the Plan Commission to waive or modify certain provisions. Specifically, the offsets from the side lot lines. Discussion followed.

Comm. Rogers inquired if the Plan Commission would currently have the ability to modify the offsets to allow a 5' offset from the side lot lines. Censky stated it does not. Discussion followed.

Comm. Rogers moved, seconded by Comm. Roberts to recommend to the Village Board to adopt a proposed language change to permit Planning Commission to waiver/modify the setbacks for new boathouses and allow five foot offsets from side lot lines through the conditional use grant process. Motion carried 6-0.

6. NEW BUSINESS

- a. Discussion and Possible Action on Sign Code Waiver Request for tenant Aspen Homes, 325 Oakton Avenue, to place a second wall sign, 15 sq. ft. in size, in order to gain visibility to customers traveling west/east on Oakton Avenue, Zoned B-2 Downtown Business. (Property owner – Oakton Development, LLC)*

Mary Censky presented the applicants request to have a sign on the east side of the building. This would allow patrons to see the driveway to the parking lot before driving past it and having to turn around down the road. She stated the Commission could approve this sign in lieu of a projecting sign.

Trustee Zompa moved, seconded by Comm. Roberts to approve the sign code waiver request as presented for 325 Oakton Avenue. Motion carried 6-0.

- b. Review, Discussion and Possible Approval of plans for building 2 building additions and related site plan modifications, zoned B-5 Light Industrial. (Property owner – Sandor Urbanchek)*

Mary Censky stated the applicant has brought their formal request for approval of two building additions, with a setback of 5'2" from Hickory Street. She explained there are provisions in place that allow the Plan Commission to modify the code in order to avoid economic pitfalls in the B-5 zoning district. Censky stated the north east portion of the property is unbuildable, with the property itself being located on a non-through street. There would be one property owner visually impacted by the additions. The applicant intends to match the exterior of the additions to the existing structure. She stated the applicant does not currently have plans to add proposed parking along Hickory Street that would be partially in the right-of-way and partially on their property. They would like to keep this as an option if it would become necessary in the future. She would like modifications made to the proposed landscaping plan to include an additional 3 trees in the area along Hickory Street. She does not have any objections to the request.

Village Engineer Barbeau expressed his concern that the storm drainage design on the northwest addition drains across the parking lot and the potential for safety hazards in the winter. He requested an erosion control plan for the wetlands be submitted to the building inspector for approval.

Dave Schwartz, representing the applicant, stated he would make changes to reverse the drainage on the northwest addition and direct it into the landscaping to avoid the icing in the winter.

Trustee Zompa moved, seconded by Comm. Rogers to approve the application for two building additions on the building located at 1288 Hickory Street as presented, with staff reviewing changes to the drainage plan, with the following conditions:

- 1. Village Engineer to review and approve all required grading, drainage, stormwater management and utility plans;**
- 2. Applicant to submit for Village staff review and approval prior to issuance of a building permit, the detailed plans for any wallpac type security lighting and/or decorative wall mount fixtures that may be added or relocated as part of this project;**
- 3. Any new or relocated HVAC and/or utility equipment required in support of this project shall be fully screened from the surrounding view and, in the event it may be visible, plans for appropriate screening thereof shall be submitted for Village staff review and approval prior to installation;**
- 4. The landscaping plan shall be modified to correctly reflect the (re)installation of plants in the foreground area of the smaller addition and not less than three additional trees shall be spec'd for planting in the area between the right-of-way and the building addition (and existing building) not less than 2" caliper at chest height for deciduous and not less than 6' height for coniferous, balled/burlapped stock, the final plans/details (such as final location, type,...) being subject to review and approval by Village staff;**
- 5. The applicant shall submit, for approval by the building inspector, and implement an erosion control plan for those areas of disturbance prior to disturbing the land; and**
- 6. Applicant to secure all necessary building and site disturbance permits prior to start of any field work on the project.**

Motion carried 6-0.

7. Citizen Comments

There were no citizen comments.

8. Adjournment

Comm. Rogers moved, seconded by Comm. Roberts to adjourn the September 10, 2015 Plan Commission meeting. Motion carried 6-0.

Meeting adjourned at approximately 8:09 p.m.

Respectfully submitted,

Chaz M. Schumacher
Interim Clerk-Treasurer