

**Planning Commission Minutes
November 30, 2006**

Call to Order:

The November 30, 2006 Planning Commission meeting was called to order at 5:00 pm by Chairman Gary Henke.

Roll Call:

Those in attendance were Henke, Renning, Heise, Betts, Gabert, Gruetzmacher and Mayor Toltzman.

Others present: Kent Hager (City Administrator), Paul Hanlon (City Inspector), Jeff Bodoh (Dept. Engineer), Tom O'Connell – 2nd District Alderman, Lee Rousseau, Mike Kaspar, Mike Casper and Rick Krautkramer.

Approval of the September 28, 2006 Minutes:

Motion by Toltzman, second by Betts to approve the minutes of the September 28, 2006 meeting as distributed. Motion carried. 7/0

Site Plan Approval – Walgreens

Mike Kaspar, representing MKE, LLC of New London was present to discuss the site plan that was presented for the new Walgreens store at the intersection of Hwy 54 and North Shawano Street. Concerns were expressed regarding the proposed access points for the new building. Members were advised that the engineer, Mike Casper – who was also present, had been in contact with Waupaca County and the Dept. of Transportation was working on a design that would be acceptable to them. The developer is scheduled to close on the property in January and expects the store to be open in July or August of 2007.

Motion by Toltzman, second by Heise to approve the site plan as presented with the condition that written documentation for access approval from both the Waupaca County Highway Dept. and the Dept. of Transportation be provided prior to the building permit being issued. Motion carried. 7/ 0

Approval of Certified Survey Map – Chris Kringel

A certified survey map for property owned by Chris Kringel, on Spurr Road was presented for approval. Motion by Betts, second by Renning to approve. Motion carried. 7/0

Review of Amended Ordinance 17.13-3(4) Regarding the Board of Appeals:

An amended version of Chapter 17.13-3(4) was distributed to the members for their review. This ordinance is being amended because of a statutory change. It will be processed by the Council. No action taken.

Discussion of Temporary Structures:

Hanlon explained that he did not prepare a draft of an ordinance regarding temporary structures for this meeting. He also stated that he had received several calls from people that owned property that would only allow a temporary structure to be used for parking a vehicle or other recreational vehicle in. Hanlon stated that it may be in the commission's best interest to allow these types of structures if they met the setback requirements of accessory structures and control the use of the tarp / canvas structures. There was a discussion about greenhouses and all of the members agreed that commercial uses would be allowed. A draft ordinance will be prepared for the next meeting.

Request for Zoning Change – 1215 W. Beckert Road:

Rick Krautkramer, owner of the building at 1215 W. Beckert Road, came to the Planning Commission to ask their opinion about a possible rezoning for his property. Currently, there is an 8 unit apartment building that was damaged by fire and he would like to raze the building and possibly build 3 storage buildings. The problem is that only the M-P and M zoning could be used for this and that would allow more than just storage units. Motion by Renning, second by Henke to leave the zoning at the current R-4 status. Motion carried. 4/3

Other Matters:

There will be a Smart Growth meeting on December 13, 2006 at 6:00 PM at the Municipal Building. This will be a public meeting for the draft of the comprehensive plan.

Adjournment:

Meeting adjourned at 5:55 PM by Henke.