

**Planning Commission Minutes
March 23, 2006**

Call to Order:

The March 23, 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, Noel, Gruetzmacher, Betts, Gabert and Mayor Toltzman (alternate).

Others present: Kent Hager (City Administrator), Paul Hanlon (City Inspector), Brad Graham, Dave Morack (Council member), Wayne Buskirk, Dawn Buskirk, Greg Stelse, Jeff Handschke, John Knudsen, Lorene Kusserow, Pam Kloehn, Bruce Kloehn and Sgt. Chris Gregory - NLPD.

Approval of February 23, 2006 Minutes:

Motion by Renning, second by Noel to approve the minutes of the February 23, 2006 meeting as distributed. Motion carried. 7/0

Public Hearing – Conditional Use for a dirt Kart Track:

Chairman Henke opened the Public Hearing at 5:03 PM. Wayne and Dawn Buskirk addressed the Planning Commission and presented their proposals for the construction and operation of a dirt kart track at property located at 2509 County DD. There is an existing 60' x 100' building on the site that would be divided to have retail space for racing parts and supplies, shop space and storage space. Dawn explained this would not be a go-kart track, but a karting track that would be sanctioned by the WKA (World Karting Association). Planning Commission members expressed concerned about parking, dust, lighting, sanitary facilities and noise. At 5:21 PM the audience was asked to participate in the hearing. Jeff Handschke, John Knudsen, Lorene Kusserow and Pam Kloehn all shared their concerns with the Planning Commission. In addition to sharing the concerns of Planning Commission members they were also concerned about decreasing property values and additional traffic in the area. All residents that spoke during the Public Hearing were opposed to the kart track proposal. Public Hearing closed at 5:38 PM

Conditional Use Request for a Dirt Kart track:

Planning Commission members were concerned about the impact of the proposed use and want more information on noise, lighting and dust before making a decision. A decision was made to obtain additional information and not

make a decision until the April meeting. Hager reminded members they are a quasi-judicial group and should not talk about this with each other. No action.

Proposed Amendment to the Sign Ordinance:

Hanlon presented a draft of a proposed amendment to the sign ordinance that would allow properties with frontage exceeding 400 feet at a major intersection to have 2 ground signs as long as they were at least 200 feet apart. A short discussion followed. Motion by Noel, second by Gabert to recommend the amendment to Council. Motion carried. 7/0

Final Draft – Large Retail Development Ordinance:

Henke provided the members with a final draft of the Large Retail Development Ordinance. After a short discussion there was a motion by Heise and a second by Noel to send the proposed ordinance to Council for approval. Motion carried. 7/0

Discussion of RV Parking Requirements:

Hanlon started the discussion on parking requirements for recreational vehicles by explaining the conflicts between chapter 10 and chapter 17 of the Municipal Code regarding what was allowed or not allowed to be parked on the driveway in front of a dwelling. There have been several complaints from neighbors about camping trailers and boats being parked in driveways in front of dwellings during the summer months. Sgt. Gregory continued the discussion by adding that NLPD has issues with semi tractors and heavy trucks being parked at private residences. The vehicles are over weight for the streets and should not be on them. Henke asked that Hanlon and Gregory meet and come back to the April meeting with a proposed draft of both ordinances and make them consistent with each other. No further action.

Update on Comprehensive Planning:

Henke advised he and Kent Hager had attended a meeting with the Town of Lebanon and they discussed a possible boundary agreement between the city and the town. They also discussed the maintenance of the section of Spurr Road between N. Shawano Street and Highway 45.

Other Matters:

None.

Adjournment:

Meeting adjourned at 6:30 PM by Chairman Henke.