

**Planning Commission Minutes
September 28, 2006**

Call to Order:

The September 29, 2006 Planning Commission meeting was called to order at 5:03 pm by Chairman Gary Henke.

Roll Call:

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

Others present: Kent Hager (City Administrator), Paul Hanlon (City Inspector)

Approval of the August 24, 2006 Minutes:

Motion by Betts, second by Gabert to approve the minutes of the August 24, 2006 meeting as distributed. Motion carried. 7/0

Detached Garage Exceeding 15 Feet in Height – 501 N. Shawano:

Charles Doughty, 501 N. Shawano Street, submitted a request for a garage which exceeded the 15 foot maximum height limit by 1 foot. Motion by Heise, second by Noel to approve. Motion carried. 7/0

Discussion of Temporary Structures:

Further discussion was held on whether or not temporary structures, which would include fabric covered aluminum or plastic framed structures should be allowed. The consensus of the members was that these structures should not be allowed. Hanlon was advised to prepare a draft ordinance that would not allow such structures in the City and would require any existing structures of this type to be removed within 18 months of the adoption of the ordinance.

Review permitted, accessory and conditional uses:

Members were concerned that some uses may not be listed in the permitted or conditional use area of certain zoning categories. It was suggested that the wording for each section be changed to include language stating that if the use was not listed as a permitted or conditional use, then a conditional use permit would be required.

Checklist for Site Plan Review:

The agenda stated checklist for subdivision ordinance, however; it should have been for site plans. A copy of a checklist from Mauston was presented for the members. It was agreed this type of list would be helpful in the site plan review process. The list will be reviewed to make sure it matches the New London ordinance and then presented at the next meeting.

Historic Building Preservation:

Betts suggested the State Historical Society schedule a meeting to explain the incentives that a Historic Preservation designation could have for some business owners. This can be accomplished without an ordinance. Henke recommended the State Historical Society meets with the downtown visioning committee or do a presentation at the Meet Your Business Neighbor to present the information.

Other Matters:

The meeting dates for the balance of 2006 were scheduled as follows:

October 26th, November 30th. There will be no meeting in December unless a special meeting is requested.

Adjournment:

Meeting adjourned at 5:55 PM by Henke.