

**Planning Commission Minutes
August 27, 2009**

Call to Order:

The August 27, 2009 Planning Commission meeting was called to order at 5:03 PM by Chairman Herminath.

Adopt Agenda:

Motion by Henke, second by Renning to adopt the agenda with the additions of the following items added to Other Matters: Discussion of Certified Survey Map – First State Bank for Spirtas Property and preliminary site plan for O'Reilly Auto parts.

Motion carried. 6/0

Roll Call:

Those in attendance were Herminath, Henke, Renning, Gabert, Spilman and Gruetzmacher. Noel and Thompson excused.

Others in attendance: Hager, Hanlon, Tim Pritzl – First State Bank, Wayne Reuter – Surveyor / Nordin & Associates of Shawano.

Approval of Minutes from 07/23/09:

Motion by Renning, second by Gabert to approve the minutes of 07/23/09 as presented. Motion carried. 6/0

Approval of Certified Survey Map – EMK of New London:

This survey split the remaining parcel adjacent to Walgreens into 2 parcels. One of them will be developed with an O'Reilly's Auto Parts store.

Motion by Henke, second by Gabert to approve. Motion carried. 6/0

Approval of a Garage in Excess of 15 feet in Height – Dave Klinzing 406 Oak Street:

Dave Klinzing proposed a detached garage exceeding the 15 foot height requirement. Hanlon explained that this building would be 19 feet high. Motion carried. 6/0

Other Matters:

Tim Pritzl, First State Bank and Wayne Reuter, surveyor, were in attendance to discuss a proposed certified survey map that would split the existing Spirtas property into 2 parcels. One parcel would contain the majority of the demolition area and the largest amount of back taxes owed. This parcel would be approximately 4.0 acres. The remaining parcel would contain the marketable buildings along with approximately 21 acres. The banks intention is to foreclose on the larger parcel and the vacant land on the South side of Beacon Ave. leaving the other parcel for a tax sale sometime in the future. Herminath expressed concern that if this split was completed, First State Bank, as the mortgage holder, would recover their investment but would only be responsible for minimal expenses related to the cost of razing the buildings leaving the majority of the cost of razing and the back taxes on the other parcel. Herminath felt this was not in the best interest of the City, however; this is not a reason to deny the parcel split. Hanlon was concerned the common wall split proposed would not be acceptable with the zoning code and the commercial building

code and will follow-up on that. No action was taken, however; this item will be on the October Planning Commission Agenda.

A preliminary site plan for an O'Reilly Auto Parts store on N. Shawano was presented for informational purposes only. Hanlon explained that he and Hager had reviewed the document and found it to be in compliance with the Site Plan section of Chapter 17 of the Zoning Code. It is anticipated the actual site plan approval will take place at the October meeting. No action taken.

A brief discussion of the waterfront meeting was held. Henke noted that he would like to see some minimum architectural standards created for the downtown area that would make sure any new structures or renovations would be consistent with the current architecture of the existing buildings.

Adjournment:

Motion by Henke, second by Gabert to adjourn. Motion carried. 6/0
Meeting adjourned by Herminath at 5:50 p.m.