

Planning Commission Minutes June 5, 2014

Call to Order:

The June 5, 2014 Planning Commission meeting was called to order at 5:00 PM by Chairman Steinhorst.

Adopt Agenda:

Motion by Henke and seconded by Spilman to adopt the agenda as presented. Motion carried. 7/0

Roll Call:

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

Others in attendance: Paul Hanlon – Zoning Administrator and Greg Peters – RCM Construction.

Approval of the 04-24-14 Minutes:

Motion by Renning and second by Noel to approve the minutes of the 04-24-14 meeting as presented. Motion carried. 7/0

Public Hearing – Amend the 2030 Comprehensive Plan – Preferred Land Use Map:

The public hearing was called to order at 5:03 pm by Chairman Steinhorst. No one present for this hearing. Public hearing closed at 5:04 pm by Chairman Steinhorst.

Action on Above, if Any:

Motion by Gabert, second by Renning to adopt the resolution amending the Preferred Land Use Map in the 2030 Comprehensive Plan. Motion carried 7/0

Request for Rezoning of Property Behind Walgreens from B-2 to R-4:

A request from EMK of New London has been received for the rezoning of the property behind Walgreens from B-2 Highway Commercial to R-4 Multi-Family Residential to allow for the construction of 3 – 12 unit apartment buildings. Motion by Henke, second by Spilman to recommend the zoning change to Council. Motion carried 7/0

Site Plan Review – RAS Building Addition – 415 County S:

Greg Peters, RCM Construction, General Contractor for the building addition was in attendance and discussed the building addition with the Planning Commission Members. Hanlon advised the Planning Commission the architect had requested the Planning Commission to reduce the required amount of landscaping because the other buildings in this area had very little landscaping. Although the members were impressed with site plan and its compliance with the Zoning Code, a discussion of how to reduce the landscape requirements ensued. It was decided the area around the compactor should have all of the landscaping that was proposed. Motion by Henke, second by Spilman to approve the site plan as presented and allow the landscaping to be reduced by 50% except for the area around the compactor. Motion carried. 7/0

Site Plan Review - McDonalds:

Hanlon presented the site plan for the new McDonalds restaurant. The architect for this site plan also had a concern about the requirements for plantings in front of the building. The owner would rather fill the proposed planting area with pavers or something similar to allow for outside seating. Members discussed this issue and felt that some type of planting needs to be in front of the building. Motion by Spilman, second by Renning to approve the site plan as presented with the exception of the planting area in front of the building. This area can be paved as long as either two planters are installed or 2 shade type trees are installed in that area. Motion carried. 7/0

Other Matters:

Hanlon presented a model ordinance for the Removal of Salvageable Non-Structural Materials from Vacated Buildings which was prepared by the DNR. Hanlon will fill in the necessary information to make it specific to the City of New London and present it at the June 26, 2014 Planning Commission meeting.

Henke talked about some of the projects that are taking place in the City and some that are pending.

Adjournment:

Motion by Gabert, second by Noel to adjourn. Motion carried 7/0. Meeting adjourned at 5:43 pm.