

**City of New London
Planning Commission Minutes
February 28, 2019**

Call to Order:

The February 28, 2019 Planning Commission meeting was called to order by Hanlon at 5:00 PM.

Adopt Agenda:

Motion by Thompson, second by Spilman to adopt the agenda. Motion carried 5/0.

Roll Call:

Those in attendance were Steingraber, Goller, Thompson, Spilman and Gabert . Henke, Steinhorst and Noel were excused.

Others in attendance: Paul Hanlon – Zoning Administrator

Approval of the January 24, 2019 Planning Commission Minutes:

Motion by Goller, second by Steingraber to approve the January 24, 2019 meeting minutes as presented. Motion carried 5/0

Discuss 17.11-3(8) of the Zoning Code – Regarding Maximum Lot Coverage in New Subdivisions –

Action if Any:

Hanlon reviewed 17.11-3(8) of the Zoning Code, explaining the proposed Romensko subdivision was the first one falling under the new regulations for maximum coverage on a lot. Maximum coverage includes the dwelling, attached and detached garages, storage buildings, patios, decks, driveways, walkways and any other hard surface.

Two illustrations of lot coverage were presented to the members to help understand the requirements of the ordinance.

The first illustration showed an 1800 sq. ft. single family dwelling with an attached garage, patio, sidewalk and driveway. This building only covered 28% of the lot.

The second illustration showed a 1472 sq. ft. duplex with attached garages, patios, sidewalks and driveways. This building covered 45% of the lot.

Per the current ordinance, no residential parcel in a new subdivision may have more than 35% coverage.

Romenesko Developments expressed interest in creating duplexes in the proposed sub-division and the current 35% regulation would make that impossible based in the minimum lot size.

Lot sizes would have to be increased to a minimum of 16,000 sq. ft. to accommodate the duplex in the illustration, which would reduce the number of buildable lots from 35 to 27.

Hanlon suggested the members consider amending the ordinance to allow R-1 Single Family lots allow a maximum coverage of 40% and all other residential zoning be allowed maximum coverage of 60%.

Motion by Thompson, second by Gabert to recommend the maximum coverages of 40% for R-1 Single Family and the maximum coverage of 60% for all other residential zoning. Motion carried 5/0

Review Updated Zoning Map Changes from Previous Meeting – W Wolf River Ave:

Members reviewed the updated zoning map that showed the changes along W Wolf River Ave. that were discussed at the previous meeting. No action taken

Other Matters:

Hanlon told the members about the upcoming codification process that will take place this year. After the initial review by MuniCode, each committee will need to review the ordinances that apply to them and recommend any changes or corrections.

Next meeting will be March 28, 2019 at 5:00 pm.

Adjournment:

Motion by Gollerand second by Gabert to adjourn. Meeting adjourned at 5:32 pm.