

**City of New London
Planning Commission Minutes
Thursday, January 28th, 2021**

Call to Order:

The January 28th, 2021 Planning Commission meeting was called to order by Chairman Besaw at 5:00 PM.

Roll Call:

Those in attendance were Chairman Besaw, Bessette, Gabert, Steingraber, Walbruck, and Mayor Herter (via zoom).

Excused Members: Spilman, Noel

Others in attendance: City Administrator Hoerth, contracted Bldg Inspector Randy Backhaus, Paige Walbruck, Season Polsin, Kelly Polsin, Dan McFaul, Kenneth Bentzler, Lori Schneider and Tim Roberts

Motion by Gabert, second by Steingraber to adopt the agenda. Motion carried by all.

Motion by Walbruck, second by Steingraber to approve the December 17th, 2020 meeting minutes as presented. Motion carried by all.

The Commission reviewed a site plan proposal from Dan McFaul/Captain Dan's Storage. The proposal includes the construction of 8 new self-storage unit buildings at 2015 N. Shawano Street. Building Inspector Backhaus reviewed the proposal and found the site plan to be in compliance with the city's zoning ordinance. A question about the front setback was asked as normally the building setback from the property line would need to be 25 feet, however if parking was provided then a setback of 50 feet would be required. The Commission did not feel that vehicle unloading into a self-storage unit facility constituted the requirements of a vehicle parking lot.

Motion by Bessette, seconded by Mayor Herter to approve the site plan as presented. Motion carried by all.

Season and Kelly Polsin from the Wolf River Art League presented conceptual designs for 22 new murals locations for consideration throughout the city. Each mural and site were reviewed and questions were answered. One non-mural concept that was presented was to take different bikes, paint them solid colors, attach flower baskets on them and place them throughout the downtown, similar to what other communities have done with sidewalk sculpture art. Bessette expressed concerns with the city's liability for placing art on the sidewalks. Administrator Hoerth will research that concept further to find out how other communities have handled that type of art on sidewalks.

Motion by Mayor Herter, seconded by Gabert to approve all mural designs as presented.
Motion carried by all.

Administrator Hoerth informed the Commission that the owner of New London Building Supply at 1718 S Mill Street is considering purchasing a parcel next to his property. The parcel is currently outside the city limits and the owner wanted to know if he would annex the property into the city, would the commission consider zoning the parcel as B-2, Highway Commercial to match the zoning designation of

the current business. Commission members did not raise any concerns with the request and the consensus was that the Commission would agree with the zoning request if the property is annexed. *No motion was made on this item at this time.*

Administrator Hoerth provided the Commission some background on the status of updating the City's Comprehensive Plan which state law requires to be updated every 10 years. An agreement was presented by Cedar Corporation to assist the city in the first step of the required update. A second update on different parts of the plan would be done at a later date after the 2020 Census figures are released, which is anticipated to be in 2022.

Motion by Gabert, seconded by Bessette that council approve an agreement hiring Cedar Corporation to assist the city in updating identified portions of the city's Comprehensive Plan. Motion carried by all.

Updates on current planning issues and a review of future agenda items were discussed. The next Planning Commission meeting is scheduled for Thursday, February 25th, 2021.

Motion to adjourn by Gabert second by Steingraber. Meeting adjourned by Chairman Besaw at 5:59 pm.

Chad R. Hoerth
City Administrator