

**City of New London**  
**Planning Commission Minutes**  
**Thursday, May 27<sup>th</sup>, 2021**

**Roll Call;**

Those in attendance were Chairman Bob Besaw, Jason Bessette, Brandi Buss, Dona Gabert, Mayor Mark Herter, and Susie Steingraber

Excused Members: Jaime Walbruck

Others in attendance: City Administrator Chad Hoerth, Building Inspector/Zoning Administrator David Vincent (via zoom), Billie Olson (departed at 5:30pm), Steve Groat (via zoom), Tim Roberts, Randy and Ingrid Retzlaff, Dave Dorsey, Jacqui McElroy (via zoom), Kal McHugh (via zoom), Madeline Check (via zoom), Ron Peeters, Sandy DuFrane, Pete Rohan (via zoom).

The meeting was called to order by Chairman Besaw at 5:01pm.

Hoerth informed the commission that topic number 11 "Continue discussions on updating the City's Comprehensive Plan with Cedar Corporation" will be postponed to a future meeting.

Gabert/Steingraber to approve the amended agenda. Carried by all.

The April 29<sup>th</sup>, 2021 minutes were reviewed and approved by Bessette/Gabert. Carried by all.

Vincent introduced a new residential structure proposal for Pete Rohan who is interested in purchasing an 11 acre property (parcel 33 305 1101), located south west of the corner of Hwy S and House Road. The proposal includes a combination shed/house structure. Due to the size and height of the shed portion of the structure, Rohan needed Planning Commission approval to proceed. Concerns were discussed that if the Commission would allow this type of structure on this lot, the commission would have difficulty denying other similar requests in the future. Supporters of the proposal stated that most city lots are under a ½ acre in the middle of the city vs. this structure going on an 11 acre lot on the city's edge. Rohan provided a site plan and conceptual pictures of the proposal.

Motion by Mayor Herter, seconded by Gabert to approve structure request. Motion carried 6-3, Bessette, Dorsey and Steingraber voting no.

The Commission reviewed two separate requests to allow new multifamily and single family developments near the corner of Beckert Road and Oshkosh Street (parcel 33 13 34 19 for Randy Retzlaff) as well as the corner of Hwy S and House Road (parcel 33 30 50 500 for S.C. Swiderski, LLC). The process first includes a resolution requesting that the City Council pass an ordinance amending the Preferred Land Use Map in the city's Comprehensive Plan, followed up by a recommendation to rezone the property to allow the developments. Both items require public hearings that would be scheduled for the following City Council meeting. The third step in the process would be to approved new Certified Survey Maps (CSMs) defining the new single family and multifamily designation areas on each existing parcel.

Bessette moved, seconded by Steingraber a resolution recommending that council considers an ordinance amending the city's Comprehensive Plan preferred land use map for the parcel at 33 13 34 19 (a/k/a 815 W. Beckert Road) from Conservation to split Single Family Residential and Multi-Family Residential pending proposed CSM modification approval. Motion carried by all.

Mayor Herter moved, seconded by Gabert that council considers a zoning ordinance amendment to change parcel 33 13 34 19 (a/k/a 815 W. Beckert Road) from R-1 to R-4, pending proposed CSM modification approval. Motion carried by all.

Gabert moved, seconded by Bessette approval of a new CSM for parcel 33 13 34 19 (a/k/a 815 W. Beckert Road). Motion carried by all.

Gabert moved, seconded by Steingraber a resolution recommending that council considers an ordinance amending the city's Comprehensive Plan preferred land use map for the parcel at 33 30 50 500 (vacant property located at the northwest corner of House Road and Hwy S) from Planned Industrial to split Single Family Residential and Multi-Family Residential pending proposed CSM modification approval. Motion carried by all.

Mayor Herter moved, seconded by Bessette that council considers a zoning ordinance amendment to change parcel 33 30 50 500 (vacant property located at the northwest corner of House Road and Hwy S) from M-P to R-4A, pending proposed CSM modification approval. Motion carried by all.

Gabert moved, seconded by Steingraber approval of a new CSM for parcel 33 30 50 500 (vacant property located at the northwest corner of House Road and Hwy S). Motion carried by all.

A review of future agenda items was discussed.

The next Planning Commission meeting is scheduled for Wednesday, June 30<sup>th</sup> at 5:00pm.

Motion to adjourn Buss, seconded by Steingraber. Meeting adjourned by Chairman Besaw at 5:46 pm.

Respectively submitted by Chad Hoerth, City Administrator