

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
May 27, 2015

1.) Call to Order and Roll Call.

Meeting called to order at 5:00PM

Members Present: Mike Schmidt, Bob Smith, Bob Redeker, Dolores Neumeyer, Arlitt Del Ponte, and Merlin Kahlhamer

Absent: D.J. Legas

Others Present: Chad Graff, Dave Schnaderbeck

2.) Approve Agenda.

Motion by Del Ponte, second by Schmidt to approve agenda. Motion carried 6-0.

3.) Citizen Comments

(Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address. Each citizen may comment only one time per public hearing / meeting.).

None.

4.) Approve the Minutes of the April 22, 2015, meeting.

Motion by Smith, second by Neumeyer to approve minutes of the April 22, 2015 meeting. Motion carried 6-0.

5.) Discussion with possible action on application for site plan review for Henrich Industries at 910 River Knoll Drive, Parcel #251-1216-1713-006.

Howard Henrich, owner of Henrich Industries, was present to discuss the proposed expansion of his current facility.

Bob Smith asked if the roof lines of the existing and proposed buildings will match up. Don Neitzel pointed out Sheet A.2.1 of the plan set which shows the roof lines matching.

Bob Smith also brought up a past “housekeeping” issue with the City at the current facility about 8 or 9 years ago. Howard stated that this issue was in regards to the outside storage area on the west side of the building. He said that a fence was constructed to screen this from the roadway.

Don Neitzel asked about the proposed schedule for this project. Howard stated that following review and approval by the Department of Safety and Professional Services, he was looking at a starting date on construction sometime in July with a completion date in October of this year.

Motion by Smith, second by Kahlhamer to approve the site plan as submitted. Motion carried 6-0.

6.) **Discussion with possible action on concept of proposed development of Parcel #251-1216-2322-005 on Breckenridge Street.**

Chad Graff, owner of above mentioned parcel, was in attendance to present a revised layout from what was presented at last month's meeting for the eastern half of this lot. The 6 buildings would be served by a private drive off of Mary Lane. A sale of the western portion of this parcel is still being proposed for assisted living by another developer. Mr. Graff will have a CSM prepared to bring to plan commission next month to split this parcel.

Bob Smith discussed some of the history with this parcel when Mr. Graff had it rezoned in 2008-2009. Bob requested that the plan commission minutes be reviewed from 2008-2009 to make sure there were no restrictions on the access to Mary Lane as part of the approval of the rezoning request. Don said he would look into this.

It was also requested that Don review the minutes from 2008-2009 to make sure that the rezoning approval did not specifically state that the development would be for senior housing.

Merlin Kahlhamer wanted to know the distance between building 3 & 4 and building 5 & 6, as they are back to back. Based on the scale of Chad's drawing, it appeared that there was about 40' between these buildings.

Dolores Neumeyer felt that it would be tough to keep this development geared towards seniors. She felt that there is more of a market for families of all ages.

Chad requested to be put on the agenda for the June plan commission meeting for CSM approval for the proposed splitting of this parcel. Chad stated that he will also bring photos along of the proposed type buildings he would like to construct.

Mayor Redeker stated that he spoke with the Fire Chief yesterday and showed him a copy of this layout. Fire Chief felt there would be adequate access based on the proposed layout. He would like to see a fire hydrant somewhere within the development.

7.) **Discussion with possible action on variance request for garage/work shop at 413 Emmer St., Parcel #251-1216-1433-062.**

Dave Schnaderbeck was present to discuss his proposed garage.

Don reviewed the RB Zoning Code with the Plan Commission, as well as the accessory structure section of the code as well. He stated that Mr. Schnaderbeck is looking at a 24'x24' garage, which equals 576 sq.ft., while the code allows for 144 sq.ft. without a driveway being required. Mr. Schnaderbeck does not want to install a driveway for this building which would be in his backyard.

Mr. Schnaderbeck stated that the existing shed on his property would be removed, should he construct the garage that is being proposed.

Bob Smith gave some history on similar matters that have come up in this area in the past. He said this ordinance was created in order to keep machine sheds from being constructed in the backyards of residential neighborhoods.

Motion by Mike Schmidt, second by Merlin Kahlhamer, to approve a 6/12 pitched roof on the proposed accessory structure, based upon the distance from the principal structure and the existing flat pitch of the principal structure's roof, as well as being compatible with other structures in the area, contingent upon approval of the variance request by the Zoning Board of Appeals. Motion carried 6-0.

Motion by Schmidt, second by Smith, that the Plan Commission hereby recommends to the Zoning Board of Appeals approval of the following variance request based upon 1) the construction of a driveway would place hardship on the property owner and neighbors due to the required location of a driveway for this structure. 2) the installation of a driveway for the proposed structure would cause the removal of large trees and the relocation of utilities. Motion carried 6-0.

8.) Discussion of Next Meeting Date with Possible Action.

The date of the next regular scheduled meeting is Wednesday, June 24th, at 5:00 p.m.

9.) Adjournment.

Motion made by Kahlhamer, second by Smith to adjourn. Motion carried 6-0. Meeting adjourned at 6:50 p.m.

Minutes prepared by Don Neitzel