

## **MAYVILLE PLANNING COMMISSION MINUTES**

Mayville City Hall, 15 S. School Street, Mayville, WI

July 30, 2009

**1.) Call to Order and Roll Call.**

Meeting called to order @ 7:00PM.

Members Present: Smith, Henkel, Kahlhamer, Heron, Luce, Benter, Engel

Others Present: Jane Haass, Jane Carter, Dan Carter, Kelly Schmitz, Cheryl Congdon, James Congdon, Gary Freund, Vern Hilker

**2.) Approve Agenda.**

Motion by Henkel seconded by Engel to approve the agenda.

Unanimously Carried.

**3.) Approve the Minutes of the June 24, 2009, meeting.**

Motion by Benter seconded by Smith to approve the 6/24/09 minutes.

Aye: Benter, Smith, Henkel, Kahlhamer, Heron, Engel

Abstain: Luce

Motion Carried.

**4.) Conditional Use Hearing for the Mayville Methodist Church parking lot, 214 Buchanan Street, Mayville, Tax Parcel 251-1216-2311-037.**

Public Hearing was opened at 7:03 PM

The Building Inspectors memo was read.

In addition Sections 430-90 and 430-94 require screening at adjacent residential district property lines.

It was stated by representatives of the Church that the lot was available for parking when functions at the Foster Park or the White Limestone School were held.

The hearing was closed at 7:06 PM.

**5.) Consider Granting Conditional Use Permit for the Mayville Methodist Church parking lot, 214 Buchanan Street, Mayville, Tax Parcel 251-1216-2311-037.**

There was discussion regarding the driveway access being only off of Buchanan Street, and what the width of the driveway was. It is 25 feet wide to accommodate two-way traffic.

No lighting of the lot is proposed.

The minimum number of parking stalls issue was addressed as contained in the second paragraph of the inspector's memo. Compliance with this was deemed by the Commission not to be required or practical at this time since it is an existing church, and the proposed parking lot is improving on the current situation.

As Sections 430-90 and 430-94 apply, the Commission determined that no screening or fencing would be required since headlight problems would be minimal due to the parking lot being used during daylight hours the majority of the time.

Staff has received no comments from neighboring property owners.

Motion by Smith seconded Luce to grant the Conditional Use Permit for the parking lot to the Mayville United Methodist Church.

Unanimously Carried.

**6.) Review and consider site plan approval for placement of a generator at the Cell Tower Site in River Knoll Industrial Park.**

The site plan was reviewed and Hilker indicated that the Building Inspector had no issues to report on concerning the plan and that the generator installation complies with the terms of the lease.

Kelly Schmitz of US Cellular was asked how many carriers can use the same tower. She indicated that they could handle 3 additional.

Henkel voiced concern over the noise possibility, but the location and limited need for use of an emergency generator negated that from being a concern.

Motion by Kahlhamer seconded by Henkel to approve the site plan.

Unanimously Carried.

**7.) Possible reconsideration of motion, to send to Council, the Ordinance revision requested by Gary Freund, N7651 CTH "TW", Horicon, WI 53032, regarding the sliding scale density chart contained in the City of Mayville Subdivision Ordinance, Section 425-20.**

Motion by Smith seconded by Heron to reconsider the motion.

Unanimously Carried.

**a.) Consider recommendation to the Extraterritorial Zoning Commission to extend the City of Mayville Extraterritorial Zoning Limits to the City of Mayville Extraterritorial Land Division Limits.**

It was explained that the request of Gary Freund for a 4 lot division could be more appropriately addressed if the Town will work with the City to consider establishing Extraterritorial Zoning Limits out to the City of Mayville Extraterritorial Land Division Limits. This would allow the area to be reviewed and planned in a systematic way to insure that future development is appropriately done, while still providing some expanded options for present land owners.

The merits of both sides of the issue could be addressed such as in the case of the Freund request. Some oppose development based on the conservation of open space and desire for rural farm uses, while the other side is that there is already a road, utilities and a cluster development adjacent to the subject property.

The Freund matter and future requests could otherwise be considered a spot zoning problem if the area was not cooperatively planned using the City of Mayville Extraterritorial Zoning Commission to establish viable zoning and land use planning. In effect the City would otherwise be leap frogging the application of zoning on individual requests rather than using proper municipal zoning practices to handle expansion and development requests.

Luce stated that the Freund case still bothered him, and that this is beyond the area that we should be messing with, especially with the Town and County already approving it. He further stated he thought it was an embarrassment that we can't take care of the Freund matter.

Smith stated that we had the City Attorney involved and the variance options weren't there and that the State sets the mile and a half limit not the City.

Hilker pointed out that planning may be especially important because he has Frank Gross, another property owner with significant acreage located just west of the City, come in 2 to 3 times a year and inquire about any progress that may be possible concerning the development of his land. Hilker also stated

that it could be possible that once we analyze the zoning and land uses in that area we also could decide to pull back the Extraterritorial Land Division Limits instead of establishing Extraterritorial Zoning there.

Gary Freund stated that he thought the revision they proposed to the sliding scale density chart handled the matter. He also said the City of Mayville offers no services to his property.

Motion by Luce seconded by Smith to recommend to the Extraterritorial Zoning Commission to plan and extend the City of Mayville Extraterritorial Zoning Limits to the Extraterritorial Land Division Limits.

Unanimously Carried.

**8.) Consider approval of a replacement sign for River Knoll Industrial Park at the Metalcraft Drive and River Knoll Drive intersection.**

The plans for the sign were reviewed. Hilker indicated he wants to place the sign on concrete bases that extend about 18" off the pavement to help protect the sign from salt damage etc. MEC is building the black frame at no cost to the City. We are able to use Lake Country Plastics locally to provide the sign work itself made from 3/4" laminated plastic. Samples were reviewed. The green / beige / green color is what is selected. The sign will not be lighted. Planters were discussed as an option and could be added at a later date if they are desired. Cost is a concern as of now.

Motion by Henkel seconded by Luce to approve the sign location and design with the color for the signage portion to be green/beige/green.

Unanimously Carried.

**9.) Adjournment.**

Motion by Kahlhamer seconded by Henkel to adjourn.

Unanimously Carried.

Meeting adjourned 7:52 PM.

Vern Hilker, Director of Public Works / Secretary to the Planning Commission  
City of Mayville