

**CITY OF CEDARBURG
PLAN COMMISSION**

**PLN20100104-1
UNAPPROVED MINUTES**

January 4, 2010

A regular meeting of the Plan Commission of the City of Cedarburg was held on Monday, January 4, 2010 at Cedarburg City Hall, W63 N645 Washington Avenue, in the Council Chambers. The meeting was called to order at 7:00 p.m. by Mayor Greg Myers.

Roll Call: Present - Mayor Gregory Myers, Council Member Chris Reimer, Brook Brown, Joe Emmerich, Keith Kaiman, Park & Forestry Chairperson James Schara

Excused - Mark Burgoyne

Also Present - City Attorney Kaye Vance, City Planner Jon Censky, Administrative Secretary Darla Drumel

STATEMENT OF PUBLIC NOTICE

Administrative Secretary Drumel confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

A motion was made by Commissioner Brown, seconded by Commissioner Schara, to approve the minutes of October 6, 2009 with the insertion of the phrase "was seconded by Commissioner Schara and" after "The motion" in the last sentence of the last paragraph on page PLN20091006-10. The motion to approve carried without a negative vote, with Commissioner Burgoyne excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS

None were offered.

REQUEST TO EXTEND TIMELINE FOR APPROVED SITE, ARCHITECTURAL, LANDSCAPING AND EXTERIOR LIGHTING PLANS FOR THE 20-UNIT SENIOR HOUSING DEVELOPMENT PROPOSED AT THE NORTHEAST CORNER OF MCKINLEY BOULEVARD AND GARFIELD STREET – DUEY STROEBEL

Planner Censky explained that Mr. Stroebel was seeking an extension to his approved site, architectural, landscaping and exterior lighting plans for his 20-unit senior housing complex proposed for the vacant area at the northeast corner of Garfield Street and McKinley Boulevard. A 12-month extension was granted in March of 2009 with the understanding that if more time was needed, Mr. Stroebel could return to ask for another extension. Due to the current state of the economy and Mr. Stroebel's desire to move forward with this project when conditions improve, he is requesting another 12-month extension. Since receiving initial Plan Commission approval of his plans, Mr. Stroebel has completed his detailed construction drawings and did receive State approval of those plans in January of 2009.

Planner Censky advised that final approval of these plans was granted on February 4, 2008 and, by Code, that approval was valid for one year unless extended by action of the Plan Commission. Specifically, Section 13-1-126 of the Zoning Code states: "If a developer of a project which has been granted site and/or architectural plan approval has not obtained and complied with the provisions of a building permit consistent with said site plan approval within one year of the date of the initial approval, the plan approval shall lapse. Upon application, the Plan Commission may renew its approval of the site and/or architectural plan as initially granted or may require changes as deemed appropriate."

Action:

Commissioner Brown moved to renew the Plan Commission approval of site, architectural, landscaping and exterior lighting plans for the 20-unit senior housing development proposed at the northeast corner of McKinley Boulevard and Garfield Street. This approval would become null and void on March 2, 2011 unless a building permit was obtained by that date or another timeline extension was requested and granted. The motion was seconded by Council Member Chris Reimer.

Continued Discussion:

In response to a Commissioner question, Mr. Stroebel advised that the State approval of the plans is valid for three years.

Commissioner Kaiman announced that he would vote in opposition to the extension, as he voted that way in the past.

Final Action:

The motion carried with Mayor Myers, Council Member Chris Reimer and Commissioners Brown, Emmerich and Schara voting in favor and Commissioner Kaiman voting against, with Vice Chairperson Burgoyne excused.

REVIEW AND DISCUSS ZONING CODE CHANGES BEING PREPARED AS PART OF THE RECODIFICATION OF THE ENTIRE ZONING CODE – P99014

Planner Censky advised that, over the past couple of months, Vice Chairperson Burgoyne and Commissioner Brown have worked with him on rewriting the Zoning Code to update and modify it as necessary in order to make it more user-friendly and to provide consistency with the Smart Growth plan. The first two sections were being submitted to the Commissioners for input. No recommendation to the Common Council would be requested until the entire Code was reviewed by the Plan Commission.

Planner Censky and Commissioner Brown pointed out the more significant additions to ARTICLE A "Introduction" and ARTICLE B "General Provisions." Commissioners commented on the nuisance language, the changes related to earth station dish antennas, a conditional use procedure proposal to allow for Common Council involvement, and setback requirements. Commissioners will review the documents in detail and forward any other comments to Planner Censky. Staff was requested to provide proposed code for Plan Commission review with the new sections highlighted, deleted sections struck-through, and notations added for sections moved to new locations. City Attorney Vance was asked to review the proposed changes and provide recommendations.

PLAN COMMISSION
January 4, 2010

PLN20100104-3
UNAPPROVED MINUTES

MAYOR'S ANNOUNCEMENTS

In response to a question from Commissioner Brown, Planner Censky advised that he expected to learn more about future plans for the Fairgrounds while attending a County meeting on Wednesday, January 6, 2010.

ADJOURNMENT

Commissioner Kaiman moved to adjourn the meeting at 8:11 p.m. The motion was seconded by Commissioner Emmerich and carried without a negative vote, with Vice Chairperson Burgoyne excused.

Darla Drumel,
Administrative Secretary