TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 24, 2020

Chairperson Jay Wittman called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Tom Steele, Jim Hampton, Steve Plunkett, Ryan Burnett and Mary Kate Riordan. Tonia Westphal was in attendance via GoToMeeting. Also present were Director of Community Development, Jared Wehner and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Steve Plunkett to approve the minutes of the June 10th, 2020 Plan Commission meeting.

Motion carried 7-0.

OLD BUSINESS: None

PUBLIC HEARING(S):

a. *Docket #2020-07: Discussion and recommendation on a Zoning Map Amendment request rezoning a portion of Lot 32 of Royal View Estates from MR-4 Mixed Residential to SR-2 Suburban Residential for the purpose of modification and addition of parcels, as presented on the draft Certified Survey Map.*

Director of Community Development, Jared Wehner, noted the applicant is requesting the rezoning of a portion of Lot 32 of Royal Ridge Estates from Mixed Residential – 4 (MR-4) to Suburban Residential – 2 (SR-2) to facilitate a lot combination and the creation of Lots 38 and 39 as displayed on the proposed certified survey map.

Jay Wittman asked the applicant what his plans are for the new lots.

Bill Shnowske, applicant, noted he has a party interested in purchasing the farmhouse which would be on Lot 38. Lot 37 of the Certified Survey Map, which would include his personal house, would be cleaned up and beautified and will facilitate the construction of a storage garage. And, the barn on Lot 39 would be razed to create a clean lot for future develop, although there were no imminent plans, he has spoken with commercial developers about uses for the site.

Jim Hampton asked if Lot 37 had any development potential, to which Shnowske noted that without an additional access to County Rd N or creation of a road connection to the west, Lot 37 would have little valve for development.

Steve Plunkett asked for clarification on the lots that would be created, rezoned and combined. Wehner stated Lot 39 would be a newly created lot and will remain MR-4. Lot 38 will be a newly created lot which contains the current farmhouse and would be rezoned to SR-2. Lot 37 is a combination of the remaining

portion of original Lot 32 and current Lot 36, which is Mr. Shnowske's personal home and that lot would be SR-2.

Wittman opened the public hearing at 6:08pm. Receiving no comments from the public, it was closed at 6:08pm.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the Zoning Map Amendment request rezoning a portion of Lot 32 of Royal View Estates from MR-4 Mixed Residential to SR-2 Suburban Residential for the purpose of modification and addition of parcels, as presented on the draft Certified Survey Map, as presented.

Motion carried 7-0.

b. *Docket #2020-09: Discussion and recommendation on a requested Conditional Use Permit for a Detached Private Residential Garage, Carport or Utility Shed in excess of 1,000 square feet at 152111 Goldenrod Road.*

Wehner noted the applicant is proposing a 1500 square foot accessory garage with storage loft. He indicated the plan does not include any interior plumbing or appear to be habitable. Additionally, he noted the building will match the home and have little visual impact on the neighborhood due to its position on the property and change in elevation from the road.

Wittman questioned what the applicant intended to store in the building.

Eric Johnson, applicant, noted the upper level is intended for dry storage and the lower is for a tractor to help plow their driveway and a boat. He also noted they added livable area to the basement of their home, thus creating the need to additional storage.

Sid Sorenson, applicant contractor, asked the Commission if they would be concerned about the addition of a hose bib to facilitate the potential creation of a skating rink on the property.

Hampton stated a hose bib would be ok, however, the Commission's concerns are related to the potential creation of a habitable space.

Sorenson indicated they were only planning to bring water to the building and not a sewer connection.

Wittman asked if the building will be heated. The applicant indicated it would.

Tom Steele stated that while the current occupant of the house does not plan for the garage to be habitable, the Commission needs to apply the proper conditions to any recommendation to ensure future users cannot turn it into a habitable space.

Hampton questioned whether the covered exterior area counts toward the 1500 square foot area. Staff indicated it does count against the 1500 square foot maximum.

Wittman opened the public hearing at 6:18pm. Receiving no comments from the public, it was closed at 6:18pm.

Wittman indicated the increased height of the building does not concern him given the location of the building and the property's topography, but he would like to make sure there are conditions in place to limit the number of plumbing fixtures.

Wehner noted condition two (2) identified in the packet, which limits plumbing fixtures to hose bibs, sinks and toilet, as well as, prohibits shower or shower-like fixtures, should adequately limit the types of fixtures in the garage.

Mary Kate Riordan questioned whether approval of this type of garage facility would set precedent for future requests.

Wehner stated although this request is similar to previous requests and will likely be similar to future requests, all Conditional Use requests are reviewed individually and do not set precedent for other applications.

Ryan Burnett asked if the plumbing fixture condition was consistent with other approvals.

Wehner indicated it was the same condition used in the approval of the Municipal Center garage project.

Motion by Tonia Westphal, second by Ryan Burnett to recommend approval of the requested Conditional Use Permit for a Detached Private Residential Garage, Carport or Utility Shed in excess of 1,000 square feet at 152111 Goldenrod Road, with the conditions as presented in the Plan Commission packet.

Motion carried 7-0.

NEW BUSINESS:

a. *Discussion and recommendation to staff in regards to proposed zoning text amendment to require bicycle and pedestrian facilities in parking lots for new developments and reconstruction projects.*

Wehner stated a Town Board Supervisor requested staff to review the Off-Street Parking and Traffic Circulation Standards and add a requirement for new development and reconstruction projects to include bike and pedestrian facilities in their parking lots. He directed the Commission to the draft language provided in the packet.

The Commissioners provided the following feedback.

- There is a need to define reconstruction and facilities to better identify when a project is required to make the necessary changes and what types of improvements the business would be responsible for.
- There were safety concerns about creating additional bike and vehicle interactions in an already busy area.
- It was noted that increased bike and pedestrian facilities makes the area more attractive to outside users.
- There were questions whether a business that is not currently served by a sidewalk would be required to provide additional facilities to the roadway.

- (6)(L)(1) was too broad of a statement and should better define what improvements would be required.
- They would like the code to consider shared facilities that serve multiple businesses.
- It was noted these requirements should be considered for all types of development, not just commercial.
- They wanted to make sure the code still encouraged maintenance of the existing parking areas without incurring additional costs.
- They identified a couple key areas like Lilac Ave, Foxglove Rd and Goldenrod Rd as potential locations in need of bike and pedestrian improvements.

Wehner asked the Commissioners to send him an email if they had any additional feedback and noted that he would modify to the code language and bring it back for discussion in late July.

COMPREHENSIVE PLAN UPDATE:

a. Update on public hearing date for the adoption of the 2020 Comprehensive Plan

Wehner noted the public hearing date is set for Tuesday, July 21st, and it will be a joint meeting with the Town Board.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Kufahl noted the majority of permit activity is decks, fences, sheds and other homeowner type projects. He indicated the only new home permits for 2020 have been from Royal View Estates where he estimates 4-6 additional homes yet this year.

The Commission briefly discussed the requirement for tree planting on new home lots noting that there are no trees in the Royal View subdivision making it seem rather barren.

Burnett asked if there would be conflict of interest if he were to take a position on the Zoning Board of Appeals for the Village of Maine. Wehner noted he would follow up with the Administrator.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Steve Plunkett to adjourn the Plan Commission Meeting.

Motion carried 7-0. Meeting adjourned at 6:57 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT