

CITY PLAN COMMISSION
Wednesday, February 19, 2014

A meeting of the City Plan Commission was called to order at 7:02 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Mike Gilson, Dennis Statz, Laurel Brooks, Steve Parent, Rick Wiesner, Jeff Norland, and Dan Wiegand were present. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Statz, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 15, 2014.
4. Public comment on non-agenda items.
5. Consideration of: Zoning code and sign code amendments to create Institutional district.
6. Consideration of: Sign code amendment to allow electronic message signs in residential districts.
7. Consideration of: Zoning code amendment regarding setback from navigable water.
8. Adjourn.

Carried.

Approval of minutes from January 15, 2014: Moved by Mr. Wiesner, seconded by Mr. Parent to approve the minutes from January 15, 2014. Carried.

Public comment on non-agenda items: No one spoke during public comment.

Consideration of: Zoning code and sign code amendments to create Institutional district: Mr. Olejniczak stated that at the last couple of meetings the Commission had considered whether or not to allow electronic message centers in residential zoning districts. There was a specific request from churches, but there was concern that this could open up to other uses in the district. It was decided to approach a new zoning district. The proposed Public Institutional (P-I) district would include churches, schools, governmental buildings, safety buildings, etc. He asked members if this was worth proceeding with and if some of the proposed permitted uses or conditional uses he presented should be changed around or eliminated. The height and area of signage would also have to be considered.

Mr. Wiegand was not comfortable with a cookie cutter effect for rezoning.

Mr. Olejniczak gave a couple of options, including the City doing a major rezoning of the properties that are appropriate for the P-I district or have the new district adopted, but not mapped and let individual properties or groups of properties request to be rezoned.

Mr. Norland said he is in favor of the P-I zoning district, since the Comprehensive Plan indicates this is the direction to go.

Mr. Olejniczak offered an intermediate option to notify property owners to see if there is interest in a certain area to be rezoned.

Mr. Parent stated he liked all the uses that are proposed. But, if implemented, is there any way of not affecting uses that are already in place? Mr. Olejniczak responded he will confer with the City Attorney.

Ms. Brooks stated this will put residential properties at risk.

It was the consensus of the Commission that the P-I district has merit and should proceed with it. Members should provide any ideas pertaining to permitted and conditional uses to the Community Development Department.

Consideration of: Sign code amendment to allow electronic message signs in residential districts: Mr. Olejniczak stated there still is the option to add EVMS as a type of sign allowed in the residential districts. Additional restrictions could be added or the request to amend the sign code could be rejected.

The Commission members agreed that if the Public-Institutional district is being considered, it would make sense to not make a decision on the signs at this time.

Moved by Mr. Wiegand, seconded by Mr. Statz to postpone discussion until after the P-I district decision has been made. All ayes. Carried.

Consideration of: Zoning code amendment regarding setback from navigable water: Mr. Olejniczak stated that the City does not have any specific regulations pertaining to how close a building can be to the shoreline. Door County follows the state DNR imposed 75 ft. setback from the ordinary high water mark. This requirement would not pertain to existing buildings. In case of fire, an existing building could be rebuilt where it had been located. It would not affect non-conforming buildings.

The Commission discussed different options regarding setback from navigable waters, including principal buildings and accessory structures. Moved by Mr. Gilson, seconded by Mr. Parent to adopt a 25' setback from navigable water for all buildings. All ayes. Carried.

Adjourn: Moved by Mr. Wiesner, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 7:59 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary