

## CITY PLAN COMMISSION

Wednesday, April 16, 2014

A meeting of the City Plan Commission was called to order at 7:04 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

**Roll Call:** Members Dan Wiegand, Richard Wiesner, Mike Gilson, Laurel Brooks, Jeff Norland, Steve Parent and Dennis Statz were present. Also Present were Community Development Director Marty Olejniczak and Municipal Services Assistant Jennifer Lenius.

**Adoption of Agenda:** Moved by Mr. Statz, seconded by Mr. Parent to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 19, 2014.
4. Public comment on non-agenda items.
5. Consideration of: Modification of PUD – Two additions for Pinecrest Village, 1241 N. 18<sup>th</sup> Avenue.
6. Consideration of: Vacation of a portion of a 25-foot wide alley, known as Lama Lane, between Alabama Street and Bluebird Lane.
7. Consideration of: Zoning code and sign code amendments to create Institutional District.
8. Consideration of: Sign code amendment to allow electronic message signs in residential districts.
9. Consideration of: Setback from bridge right-of-way for U.S.C.G. building at Sawyer Park.
10. Adjourn.

All in favor. Carried.

**Approval of minutes from February 19, 2014:** Moved by Mr. Wiesner, seconded by Mr. Norland to approve the minutes from February 19, 2014. All in Favor. Carried.

**Nobody spoke during public comment.**

**Consideration of: Modification of PUD – Two additions for Pinecrest Village, 1241 N. 18<sup>th</sup> Avenue:**

Mr. Olejniczak explained the request from Pinecrest Village to add on a single-story 22' x 22' activity room and a 4' x 22' single-story addition to the dining room and stated that under section 20.24(6) of the zoning code, the Plan Commission has the ability to allow minor changes to the PUD. He stated that because of the configuration of the building both additions are on the back side of the building and would not be visible from the street or adjacent properties. The modification does not violate any required setbacks.

Moved by Mr. Gilson, seconded by Ms. Brooks to approve the modifications to the final PUD as submitted. All in favor. Carried.

**Consideration of: Vacation of a portion of a 25-foot wide alley, known as Lama Lane, between Alabama Street and Bluebird Lane:** Mr. Olejniczak stated the request came from three of the seven property owners whose land abuts the alleyway. All of the properties have street access except for a private park which allows some of the property owners their only access to the lagoon.

The following people spoke: Gerald Richter, 1205 N. 3<sup>rd</sup> Avenue; Joan Briggs, 1225 N. 3<sup>rd</sup> Avenue; Ann Thenell, property owner of 126 Alabama Street; Susan Londo, 212 Alabama Street.

Three letters were read aloud from: Chris Kellems, 120 Alabama Street; Robert and Marianne Arends, 225 Bluebird Drive; Jeraldene Bloom, 1237 N. 3<sup>rd</sup> Avenue.

The petitioners requested abandonment from Alabama Street to the north line of the Briggs parcel. Concerns that were discussed included; access to the lagoon for property owners, access for utilities to enter the property, deeding land to adjacent property owners, how it would affect property taxes, and whether other property owners in the subdivision have rights to the private park

Mr. Norland suggested the seven property owners come to a consensus of what they want to see happen to this property if it is vacated.

No action taken.

**Consideration of: Zoning code and sign code amendments to create Institutional District:** Mr. Olejniczak stated this issue has been before the committee over the last few months due to the request of several churches wanting to install electronic message signs. The concern of how rezoning properties such as churches, hospitals and schools would affect the surrounding residential properties was addressed. Mr. Olejniczak researched what other municipalities do of similar size to the City of Sturgeon Bay in northeast Wisconsin. He found out that only three of the nine he checked have an Institutional zoning District.

It was discussed if an Institutional Zoning District was implemented should all affected properties be rezoned city wide and retro-fitted creating spot zoning or if it would be better to wait for the affected properties to come forward and request to be rezoned. Ms. Brooks expressed her concern of adding electronic signage to the residential district and how it would compromise safety by distracting drivers. Mr. Parent expressed that creating an Institutional zoning district for large tracts of land may make sense, but simply rezoning a single parcel in a residential area is not necessarily good since it doesn't change the fact of its location near homes. Mr. Weisner stated that if approved the commission can regulate the size of the sign, where it can be placed and when it is allowed to be on.

Mr. Norland stated that while Institutional Zoning has its merits, the commission is dealing with two distinct issues of zoning and signage and that if the signage is going to be allowed, then the commission needs to look at rezoning. Mr. Statz suggested it was too early to make a decision at this point and more thought should be put into the idea of creating an Institutional Zoning District before a decision is made.

**Consideration of: Sign code amendment to allow electronic message signs in residential districts:** Mr. Olejniczak stated regardless of whether or not an Institutional Zoning District is adopted, a decision would still need to be made if an amendment should be made to the sign code. There are three options that include:

- Amend the sign code to allow electronic variable message signs in residential districts with the current standards
- Amend the sign code to allow electronic variable message signs in residential districts with additional restrictions such as size, intervals and time limits
- Reject the request to amend the sign code

Motion by Ms. Brooks, seconded by Mr. Statz to not make any changes to the current sign code. Members Wiegand, Gilson, Brooks, Norland, Parent and Statz in favor. Member Wiesner opposed. Motion carried.

**Consideration of: Setback from bridge right-of-way for U.S.C.G. building at Sawyer Park:** Mr. Olejniczak explained the U.S.C.G. would like to replace two smaller buildings on the north side of the Oregon Street Bridge corridor with one larger 40' x 60' storage building on the land it leases from the City at Sawyer Park south of the Oregon Street Bridge corridor. The current setback for the C-2 district is 15 feet, but the zoning code allows smaller setbacks if approved by the Plan Commission. The proposed building has an 8.5 foot setback. The plan has already been approved by the Waterfront Design Review Board and Common Council.

Moved by Mr. Wiegand, Seconded by Ms. Brooks to approve a reduced setback of a minimum of 8 feet from the right-of-way for the U.S.C.G. building so it can be constructed per the approved site plan. All in favor. Carried.

**Adjourn:** Moved by Mr. Gilson, Seconded by Ms. Brooks to adjourn. All in favor. Carried. Meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Jennifer M. Lenius  
Municipal Services Assistant