

CITY PLAN COMMISSION

Wednesday, July 20, 2016

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Chairperson Rick Wiesner in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Rick Wiesner, Steven Hurley, Bob Starr, Dennis Statz, Jeff Norland, Mike Gilson, and Ron Vandertie were present. Also present were Alderpersons Stewart Fett and Will Gregory, City Administrator Josh Van Lieshout, City Engineer Chad Shefchik, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Starr, seconded by Mr. Hurley to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 15, 2016.
4. Consideration of: Zoning map amendment from Single-Family Residential (R-2) to Multi-Family Residential (R-4) for Doneff Land Company, LLC, for a vacant parcel located on N. 9th Avenue, east of the Big Hill Regency House, parcel #281-62-17000105B.
5. Amendment to Planned Unit Development (PUD) zoning ordinance for The Bay Lofts, relating to the number of residential units and the number of parking spaces, located at 49 N. Madison Avenue.
Presentation
Public hearing
Consideration of
6. Conditional use request from County of Door for public garage, to utilize the former Door County Highway Shop for Emergency Services and Management, located at 916 N 14th Avenue.
Presentation
Public hearing
Consideration of
7. Consideration of: Zero lot line setback for Bellin Health, 311 N. Third Avenue, for proposed lot line adjoining Bay Shipbuilding Company.
8. Consideration of: Sign Code update.
9. Public comment on Plan Commission related items.
10. Adjourn.

Carried.

Approval of minutes from June 15, 2016: Moved by Mr. Statz, seconded by Mr. Hurley to approve the minutes from June 15, 2016. All ayes. Carried.

Consideration of: Zoning map amendment from Single-Family Residential (R-2) to Multi-Family Residential (R-4) for Doneff Land Company, LLC, for a vacant parcel located on N. 9th Avenue, east of the Big Hill Regency House, parcel #281-62-17000105B: Mr. Kernosky stated that this rezoning request was presented at the June Plan Commission meeting. The proposal is to construct 10-unit townhouses, which would require a conditional use permit. There would be a 6-unit building along with a 4-unit building. A public hearing was held in June. Several issues that were brought up at the hearing have been addressed by staff, such as pedestrian safety and bicycle safety concerns. With the 55-foot right-of-way and 33-foot street, Georgia Street does not offer enough space for sidewalks. An option would be to install pedestrian trails through Big Hill to get to the downtown and to the schools. Another concern was traffic on Georgia Street and 9th Ct. A three-way stop sign could be installed. A few bushes and utility poles could be removed. There were also concerns about whether or not the Planned Unit Development zoning classification for Big Hill Regency House applied to this parcel. The requirements placed on Big Hill Regency House do not

apply to this parcel. This is not considered spot zoning. Many other concerns, such as screening, lighting, etc., can be addressed during the conditional use permit stage if it is decided to proceed with the 10-unit townhouses.

Sarah Bonovich, Doneff Land Company, stated there is a need for this type of housing. There is a waiting list at Big Hill Regency House. She feels that with the Comprehensive Plan this is a good fit and there is a need to increase the safety on Georgia Street and surrounding area.

Paul Anschutz, 221 N. 6th Avenue, stated he is not against the project. He read a letter that he presented to the Plan Commission regarding safety.

Diane Konrad, 846 Georgia Street and property owner at 837 Georgia Street, stated that it would not be conducive to put a three way stop because it is at the top of the hill. Kids and senior citizens walk the cul-de-sac and would like it to remain as it is.

Robert Konrad, 846 Georgia Street and property owner at 837 Georgia Street, stated he was disappointed with the idea of stop signs on top of the hill. It should remain R-2.

Mr. Kernosky mentioned that if the property remains R-2 Doneff can still subdivide and place duplexes on the property. The maximum density is 5-7 units. Doneff is requesting 10 units.

Mr. Olejniczak offered other potential options, such as rezoning the property to R-4, deny the rezoning, or rezone to a different zoning classification. A public hearing would be required with a request for more than 8 units. Twenty units are allowed.

A lengthy discussion took place. Safety concerns should be addressed whether the property is rezoned or not. Moved by Mr. Starr, seconded by Mr. Hurley to recommend to Council a zoning map amendment from Single-Family Residential (R-2) to Multi-Family Residential (R-4) for Doneff Land Company. All ayes. Carried.

Amendment to Planned Unit Development (PUD) zoning ordinance for The Bay Lofts, relating to the number of residential units and the number of parking spaces, located at 49 N. Madison Avenue.

Presentation: Mr. Olejniczak stated that the PUD is a special type of zoning classification for unique projects. A PUD has been approved for The Bay Lofts, which originally was approved for a 35 unit multifamily building with parking on the first level, as well as retail along Madison Avenue. They would like to add two more one bedroom units by changing the floor layout. There would not be an increase in the footprint. There would be one parking space below the required parking requirement. The application is to amend the ordinance. Currently, the PUD ordinance allows 36 units. In regard to the parking space, since the underlying zoning is C-2, they can apply for a waiver for parking with payment in lieu of in an amount of \$100-\$500.

Developer Chris Laurent stated that adding units had added revenue. There are a total of 61 parking stalls. They will be downsizing the clubhouse from 1300 sq. ft. in order to allow for a 700 sq. ft. one-bedroom apartment; the leasing space would be cut in half to 650 sq. ft., and the fitness center would be reduced from 1000 sq. ft. to 600 sq. ft.

Mr. Olejniczak added that if an additional space would be added, landscaping would have to be sacrificed. Public parking would be added along Larch Street.

Mr. Laurent explained the parking layout and indoor wall hangings for bicycles, as well as outside parking for bicycles.

Mr. Vandertie thought that the City should be given more than the \$100 – \$500 parking in lieu of fee.

Public hearing: Mr. Wiesner opened the public hearing at 7:45 p.m. No one spoke during the hearing. There was no correspondence. The public hearing was declared closed at 7:46 p.m.

Consideration of: Moved by Mr. Gilson, seconded by Mr. Norland to approve the modification of the PUD ordinance for The Bay Lofts, as follows:

1. Section B.2. is repealed and recreated as follows: Density. The minimum lot area per dwelling unit shall be ~~4,300~~ 1250 square feet. The total number of dwelling units within the PUD shall not to exceed ~~36~~ 37 residential units.
2. Section B.4. is amended as follows: Parking. **The minimum number of required parking spaces may be reduced by one space.** A maximum of 10 parking spaces within the indoor parking area may have less than 9 feet of width (compact car spaces), provided the width of those spaces shall not be less than 8'-0". All other spaces necessary to comply with the minimum number of parking spaces shall be at least 9 feet wide.

All ayes. Carried.

Conditional use request from County of Door for public garage, to utilize the former Door County Highway Shop for Emergency Services and Management, located at 916 N 14th Avenue:

Presentation: Mr. Kernosky stated that the County of Door is requesting to utilize the former Door County Highway Shop on 14th Avenue. Since it is in the City limits, a conditional use permit is required in order to utilize the public garage portion. They will be moving the ADRC Center and the Senior Resource Center facilities into the existing southern portion of the garage. A garage bay will be added to the northern portion of the garage for Emergency Services offices, training facility, and living quarters. Because of it being a public garage and ambulances going in and out, a conditional use is requested. The Aesthetic Design & Site Plan Review Board has approved the site plan and design.

Grant Thomas, Corporation Counsel for Door County, and Door County Building and Grounds Director Wayne Spritka presented the plans for the former highway shop. The property is already owned by the County and is underutilized. They were asking for a conditional use to utilize 10 garage bays for Emergency Services and two garage bays for vehicles for the Senior Resource Center.

Public hearing: Mr. Wiesner opened the public hearing at 7:56 p.m. No one spoke during the hearing. There was no correspondence. The public hearing was declared closed at 7:57 p.m.

Consideration of: Moved by Mr. Norland, seconded by Mr. Statz to approve the conditional use request from the County of Door for the public garage, to utilize the former Door County Highway Shop for Emergency Services and Management, located at 916 N. 14th Avenue. All ayes. Carried.

Consideration of: Zero lot line setback for Bellin Health, 311 N. Third Avenue, for proposed lot line adjoining Bay Shipbuilding Company: Mr. Olejniczak explained that in the C-2 district there is language in the code stating with Plan Commission approval you can build right up to a lot line or street. In this case, the building is already there and they want to bring the lot line up to the building. The shifting of the lot line would help with the proposed security fencing around the former Palmer Johnson facility. Bellin Health is not in need of the back area of the building. There are other exit areas of the building. This was recommended to approve by the Waterfront Design Review Board.

Moved by Mr. Vandertie, seconded by Mr. Starr to approve a zero lot line setback for Bellin Health, 311 N. 3rd Avenue, for proposed lot line adjoining Bay Shipbuilding Company. All ayes. Carried.

Consideration of: Sign Code update: Mr. Olejniczak said this item is introductory. He and Mr. Kernosky would like to spend some time updating the sign code. This is mainly due to a Supreme Court verdict. A couple of years ago, the Supreme Court drastically changed how communities can

do sign regulation. Every rule has to be content neutral. Many communities are updating their codes. There are a lot of inconsistencies. Any ideas should be sent to Marty or Ryan.

It was the consensus of the Commission to direct staff to continue with the sign code update.

Public comment on Plan Commission related items: Chris Kellems, 120 Alabama Street, stated that the City should identify a parcel of land for a ride share program.

Mr. Kernosky responded there is an unofficial park & ride location at the K-Mart building.

Adjourn: Moved by Mr. Starr, seconded by Mr. Statz to adjourn. Carried. Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary