

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
February 28, 2018

1.) Call to Order and Roll Call.

Meeting called to order at 5:00 PM

Members Present: Dolores Neumeyer, Merlin Kahlhamer, Bob Smith, John Gable, and D.J. Legas.

Absent: Rob Boelk and Arlitt Del Ponte.

Others present: Don Neitzel, Dan Moldenhauer, Joe Nied, Jeff Butzke, Steve Royer, Rob Froh.

2.) Approve Agenda.

Motion by Kahlhamer, second by Neumeyer to approve agenda. Motion carried 5-0.

3.) Citizen Comments

None.

4.) Approve the Minutes of the January 24, 2018, meeting.

Motion by Neumeyer, second by Smith to approve minutes of the January 24, 2018 meeting. Motion carried 5-0.

5.) Discuss/Approve Site Plan Review for Cardinal Storage on River Knoll Drive, Parcel #251-1216-1413-005.

Nathan Kempke directed the Commission to the handouts in their packets which included a site plan, drainage plan, and his notes from reviewing the site plan according to City Code. Kempke's only concern was the driveway location being within 150' of the intersection of River Knoll Drive & Hilltop Drive which does not follow City Code Section 368-9B. The language in that Section does state the driveway location can be approved by the Board if it is determined that the driveway location would not be detrimental to traffic control and safety. The Commission did not believe the driveway location would impact traffic or safety.

Motion by Smith, second by Kahlhamer to approve the site plan for Cardinal Storage. Role call vote was taken; Motion carried 5-0.

6.) Discuss/Approve Site Plan Review for Affiliated Products at 207 River Knoll Drive, Parcel #251-1216-1414-004.

Nathan Kempke directed the Commission to the handouts in their packets which included a site plan showing the new building proposed by Affiliated Products to be located behind their existing building on River Knoll Drive. Kempke mentioned he included his review notes for the site plan in the handouts and the only item of concern was the height of the building exceeding the ordinances. Rob Froh added that both the roof pitch and the building height would need a variance. Bob Smith asked whether the building size and value was in accordance with past agreements – nobody in attendance knew of the agreements referred to by Smith.

Motion by Smith, second by Kahlhamer to approve the site plan for Affiliated Products, under the assumption that the proposed building size and value was in accordance with any past agreements made regarding the project and pending approval of the variance for the roof pitch and building height. Role call vote was taken; Motion carried 5-0.

7.) Discuss/Approve Developer's Agreement and Certified Survey Map for 2BROS, LLC development on Horicon Street.

Don Neitzel gave a brief overview of the developer's agreement that was included in the handouts. Neitzel mentioned the building would be used as a NAPA Auto Parts store and gave a summary of the incentives and the agreements for the assessed value of the building. The CSM was discussed and there were no concerns.

Motion by Kahlhamer, second by Legas to approve the developer's agreement and the CSM for 2BROS LLC development. Role call vote was taken; Motion carried 4-0 (Gable abstain).

8.) Introduction of Petition for Annexation of Parcel #048-1216-2243-002 by Joseph Nied.

Motion by Kahlhamer to introduce the petition for annexation of Parcel #048-1216-2243-002 by Joseph Nied.

9.) Discussion regarding parcels with RM Multiple Family zoning.

Nathan Kempke stated there was an issue with the sale of a property that was zoned RM Multiple Family with a single family house. The owner wanted a letter from the City stating a single family house could be re-built on the property in the event the existing house were destroyed. The ordinances require a multiple family building would have to be built instead, yet the property dimensions do not meet the ordinance requirements to construct a multiple family building. Kempke added that there are many parcels with this issue. The Commission agreed this should be investigated and rezoning considered for these parcels if the property owners do not have objections.

- 10.) Discuss updates to City of Mayville 30-Year Comprehensive Plan document.**
Bob Smith stated the City's comprehensive plan needs to be kept current. He suggested keeping the regular Commission meetings, even if there are no agenda items, just to discuss the Comprehensive Plan. He also suggested additional meetings could be held between members of the Commission.
- 11.) Adjournment.**
Motion made by Kahlhamer, second by Gable to adjourn. Motion carried 5-0. Meeting adjourned at 5:42 p.m.

Minutes prepared by Nathan Kempke