Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Final Minutes

Monday, January 27, 2014 **7:00 PM** **De Pere City Hall Council Chambers**

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Derek Beiderwieden	Commissioner	Present	
James Boyd	Alderperson	Present	
Jim Kalny	Commissioner	Present	
Larry Lueck	Alderperson	Present	
Elizabeth Runge	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

Also present: City Planning Director Ken Pabich, Building Inspector Dave Hongisto, and members of the public.

2. Approval of the minutes of the December 16, 2013 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jim Kalny, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Lueck, Runge, Taylor, Walsh

3. Review the Rezoning and Conditional Use Application for 115 N Erie Street (Parcel ED-1064). Applicant: PEDs. *

Ken Pabich reported that the parcel in question has been vacant for several years. It is considered a transitional lot between the commercial and the residential districts. Parking is the primary concern with allowing an apartment as a conditional use; however it is not an issue here because parking would be provided on site. The developer has provided a preliminary plan to give this board an idea of what is being considered. Discussion followed regarding parking concerns. Ken stated that these concerns should be able to be satisfactorily addressed during plan review. Upon vote, the motion carried unanimously to approve the rezoning and conditional use requests and forward to City Council for approval.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Beiderwieden, Boyd, Kalny, Lueck, Runge, Taylor, Walsh

4. Review the new version of Chapter 98 - Sign Ordinance. *

Ken Pabich and Dave Hongisto provided an overview of the changes that have been made to the proposed new ordinance. Definitions have been added in reference to new technology, required insurance amounts were updated, as well as clarifications to prohibited signs and signs not requiring a permit. LED signs for fuel and gas centers were addressed. As part of the revision process, staff also tried to ensure that the sign ordinance matches the Main Street Program Downtown Design Guidelines. Alderperson Boyd requested that a summary table be provided prior to the Council meeting that highlights changes between the original and new versions of the ordinance. Discussion followed regarding the number of signs/sign types that are allowed per business. Upon

vote, the motion carried unanimously, with the provision that the number of allowed signs be further clarified.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Jim Kalny, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Lueck, Runge, Taylor, Walsh

5. Review the new version of the City of De Pere Downtown Design Guidelines. *
The Main Street Program Design Guidelines were created in 1991. The current committee worked to update all chapters to include the latest standards of preservation, resources, and graphics. Upon vote, motion carried unanimously to accept the document as presented, and forward to City Council to accept and place on file as an official city document.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jim Kalny, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Lueck, Runge, Taylor, Walsh

Adjournment

Mike Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 7:45 PM.

Respectfully submitted,
Carey Danen