



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Final Minutes

Monday, November 27, 2023

7:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Mark Higgins	Commissioner	Present	
Devin Perock	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinzi and members of the public.

2. Approval of the minutes of the October 23, 2023 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
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4. Consideration and possible action for a zoning map amendment from R1-80 (Single-Dwelling Detached) to C (Commercial) at 2108 Lawrence DR (Parcel WD-L281-1).*

City Planner Peter Schleinzi reviewed the zoning map amendment for 2108 Lawrence Drive. Staff recommended approval of the request, subject to the conditions in the report. All property owners within 300 feet of the subject area were notified of the application via mail. Peter reported that a business, Commercial Horizons, did have some questions related to what type of business was going to be on this site. Mayor Boyd moved, seconded by Shane Raymaker, to approve the zoning map amendment. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

5. Consideration and possible action for fourth quarter 2023 revisions to Municipal Code Chapter 14 (Zoning Ordinance).*

City Planner Peter Schleinzi reviewed the fourth quarter 2023 revisions to Municipal Code Chapter 14. He highlighted two new sections for the Plan Commission to discuss,

which were landscaping and supplies and high impact conditional uses in the BP-2 district. It was noted that the height change for landscaping will only affect future developments, not existing ones. Next, the discussion turned to high impact conditional uses in the BP-2 district. Development Services Director Daniel Lindstrom explained that the preference of staff is to get away from conditional use permits as much as possible. He added that having enough regulations in the conditional use permits is a key factor. Based on the discussion by the Plan Commission members, it is their preference to bring some enhanced standards to conditional use permits in 2024 to help regulate the high impact conditional uses in the City. Ald. Raach moved, seconded by Mayor Boyd, to open the meeting. Upon vote, motion carried unanimously. Jerry Lewin, the President of Crosspoint Church addressed the commission. He asked for clarification of landscaping screening requirements for a landscaping business. Development Services Director Daniel Lindstrom explained that the equipment for the landscaping business must be screened, but a storage facility for the equipment is not required. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular session. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Ald. Perock to approve the revisions with the exception of the high impact conditional use and the construction demolition debris. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Devin Perock, Alderperson
AYES:	Boyd, Busch, Higgins, Perock, Raasch, Raymaker, Schilling

6. Discussion about site plans received since the October 2023 Plan Commission meeting and review of the status of recently approved development projects.

City Planner Peter Schleinz provided an update on the status of recently approved development projects since the October 2023 Plan Commission meeting. There were no questions or comments.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:43 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker