Plan Commission

335 South Broadway

De Pere, WI 54115

http://www.de-pere.org

Regular Meeting

Final Minutes

Monday, November 24, 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	Excused	
Larry Lueck	Alderperson	Excused	
Elizabeth Runge	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

Also present: City Planning Director Ken Pabich and members of the public.

2. Approval of the minutes of the October 27, 2014 Plan Commission meeting.

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

3. Review the Conditional Use Application for SNC Facilities Department and student housing at 405 Grant Street. Applicant: Saint Norbert College.*

Ken Pabich provided an overview of the application and staff recommendations. Discussion followed regarding the use of the old gym space as a central receiving area, and the location of the loading dock in regards to traffic on Fourth St. Upon vote, motion carried unanimously to approve the conditional use with staff items being addressed, and forward to City Council for approval.

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

4. Review the Site Plan Application for a 20,500 sq ft addition at 1850 Enterprise Drive (Arms Inc). Applicant: SMET Construction.

Ken Pabich reviewed the application and staff comments. The Plan Commission must approve the request for an additional driveway; Engineering reported no safety concerns in terms of driveway access. The exterior panels being proposed by the designer have not been approved by this board in the past. Staff is recommending that they work with the contractor to modify the material choice. The site plan could still be approved tonight contingent on that choice. Mayor Walsh motioned, seconded by James Boyd, to open the meeting for public comments. Upon vote, motion carried unanimously.

Richard Fisher from Fisher & Associates Architects, and Jamie Blom from Smet Construction addressed the board and explained the factors that impacted their choice of exterior materials. Mayor Walsh stated that the Plan Commission has gone on record before that they are not in favor of this type of material. Fisher asked for guidelines to follow if this choice is not approved. The Commission is looking for a panel that is wider so it doesn't have the feel of a traditional panel system; width is a significant factor in aesthetics from the street.

Mayor Walsh motioned, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

Mayor Walsh motioned, seconded by Steve Taylor, to approve the site plan with the exception of the materials for the front elevation. The developer must work with city staff on an alternative. Upon vote, motion carried unanimously.

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

5. Review the Rezoning Application to rezone WD-52, WD-59 and part of WD-60 from General Industrial (I-3) to Residence District with a Planned Development District Overlay (R-3 PDD). Applicant: Commonwealth Development.*

Ken Pabich reviewed the rezoning request, which includes a PDD overlay. At tonight's meeting the Plan Commission is considering the rezoning itself, as well as the general plan proposal. The Commission can suggest modifications to the general plan tonight. Ken reviewed staff comments and impacts, noting that staff feels that the current I3 zoning is not a compatible use for that location. The general plan proposes 62 units, which is a lower density than what could actually be allowed on the site. Staff review identified a concern about turning radiuses for emergency vehicles with the current driveway plan; discussion followed. Staff items would have to be addressed before moving ahead to the Precise Implementation Plan.

Mayor Walsh motioned, seconded by Steve Taylor, to open the meeting for public comments. Upon vote, motion carried unanimously.

Kevin McDonnell from Commonwealth Development addressed the board and provided an overview of the company and their proposal for the site.

Discussion followed regarding the site identification process. Steve Taylor inquired if the developer would be willing to modify the driveway plan to address concerns about emergency vehicle access; McDonnell replied in the affirmative. Elizabeth Runge expressed concerned about the sufficiency of a single access point into the complex, and discussion followed.

Jeff Dickert from CESA 7 expressed support for the project. His only concern is in regards to the amount of traffic in the area, and he suggested a right turn inset to help maneuver vehicles.

Robert Feaker with Feaker & Sons spoke in favor of the project and stated that current traffic does not present problems with the exception of Packer home games.

Mayor Walsh motioned, seconded by James Boyd, to return to regular order. Upon vote, motion carried unanimously.

Discussion followed regarding the process of concept approval. Ken stated that the cost of adding a right turn lane into the complex would be part of the project, but that the City would provide design assistance.

Derek Beiderwieden motioned, seconded by Steve Taylor, to approve the rezoning request and the general plan, with the addition of a right turn lane and straightening of the S-curve in the driveway. Upon vote, motion carried unanimously. The rezoning request will be published as a Class II notice and will then be forwarded to City Council.

Adjournment

Mayor Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 7:57 P.M. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen