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

Plan Commission

Regular Meeting

Final Minutes

Tuesday, October 29, 2013 **7:00 PM** **De Pere City Hall Council Chambers**

Call to Order

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

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

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

Derek Beiderwieden motioned, seconded by Elizabeth Runge, to elect James Boyd as Chair Pro Tem. Upon vote, motion carried unanimously.

2. Approval of the minutes of the September 23rd, 2013 Plan Commission Meeting.

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

3. Presentation and review of corridor alternatives for WIS HWY 32 (Main St) by WisDOT. At the August Plan Commission meeting, WisDOT presented a series of alternatives for the Main Av corridor study. While some alternatives were eliminated at that meeting, the Plan Commission requested more detail regarding the two way pairs alternative for Main Av & Reid St. Chris Culotta from WisDOT, accompanied by engineers from MSA, attended the meeting to review alternatives and answer questions. Kevin Ruland from MSA summarized the two page matrix from the agenda packet to highlight each alternative.

James Boyd motioned, seconded by Derek Beiderwieden, to open the meeting to the public. Upon vote, motion carried unanimously.

Clifford Voight expressed his support for maintaining one way pairs on Reid St & Main Av.

John Vande Ven asked that the DOT make every effort to keep the railroad tracks quiet during construction. He also inquired if railroad crossings will have barriers installed.

Allyson Watson of Definitely De Pere voiced her opinion that the 2 way pairing offers better visibility for local businesses. She also stressed that the city can't afford to sacrifice bike lanes, pedestrian crossings, or parking.

Joe Nicks expressed his view these are very important decisions that will affect citizens for a long time. He voiced concern that what is being proposed here is inconsistent with the city master plan developed by RDG. He inquired if the Plan Commission could find an alternative that will fit the master plan. He recommended preserving as many options as possible for the final decision slated for 2018.

Carla Nicks expressed her opinion that converting 3rd & 4th Sts to one way pairs is not a good option.

Joe Secor voiced his support for maintaining the one way pairs on Reid St & Main Av.

Rick Nell expressed his concern that the current configuration on Main Av is dangerous, and impedes business development. He feels it is important to slow down the decision making process. .

Nicole DeRuyter spoke in favor of making improvements in bike lanes and pedestrian traffic. She expressed concerned about losing the stoplight at 4th & Main. She personally does not cross at the midblock crossing because she doesn't feel safe.

Derek Beiderwieden motioned, seconded by Steve Taylor, to go back to regular order. Upon vote, motion carried unanimously.

Ken Pabich & Chris Culotta then addressed public comments and board members' questions. The consensus of the Plan Commission is to try to be proactive and document why certain alternatives were eliminated, so future council members won't question these decisions. They would like more information on the competing interests of bike lanes/pedestrian safety versus parking availability and speed control.

Ken suggested that the Commission defer the issue back to WisDOT, and ask them to apply minimum standards to see if that gains space, as well as specify the number of parking stalls lost with each option.

4. Review the Site Plan Application for a 16,493 sq ft building expansion at Belmark, 600 Heritage Road. Applicant: Boldt.
Ken Pabich reviewed the site plan application for the expansion of plant #3 at the Belmark site. The board unanimously approved the application with staff items being addressed.

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Steve Taylor, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	James Boyd, Derek Beiderwieden, Steve Taylor, Elizabeth Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh
AWAY:	Larry Lueck

5. Review the Site Plan Application for a site plan modification for a 19,200 sq ft manufacturing facility on the northwest corner of American Blvd and Fortune Ave. Applicant: PEDS.
James Boyd motioned, seconded by Derek Beiderwieden, to open the meeting to the public.

Developer Mark Soderland addressed the group and stated that neutral earth tones would be used on the exterior of the structure.

Larry Lueck motioned, seconded by Derek Beiderwieden, to go back to regular order. The board unanimously approved the application with staff items being addressed.

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

6. Recommendation by the Plan Commission to approved the Precise Implementation Plan (PIP) for multi-family development at WD-D0021 (Scheuring Rd).
The board voted unanimously to approve the PIP & forward it to City Council.

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

7. Review the CSM Application for a 3 lot CSM for parcel WD-D0021 (Scheuring Rd). Applicant: Nicolet Townhomes.
The board voted unanimously to approve the CSM with the following stipulation: the developer shall work with city staff to either modify the CSM, or modify the driveway flare in the Precise Implementation Plan.

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

8. Review the Site Plan Application for a 40,250 sq ft expansion at the Straubel Company, 1891 Commerce Dr. Applicant: Building Creations.
Ken Pabich reviewed the site plan application, which has been modified from the original presentation to the Plan Commission. The Commission must approve exceptions for use of material. The board voted unanimously to approve the site plan application with staff items being addressed.

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

9. Recommendation by the Plan Commission to approve as CSM Application for a 2 lot CSM and dedication for road right of way for parcel ED-344-102.
The board voted unanimously to approve the CSM application and forward it to City Council.

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

10. Review the Site Plan Application for building renovation at 950 Main Ave for future use by Dunkin' Donuts and open tenant space. Applicant: Mach IV.
    The board unanimously approved the site plan application with staff items being addressed.

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

11. Resolution #13-139, Extending for an Additional Six Months the Moratorium on Issuance of Sign Permits for Erecting, Constructing, Enlarging or Structurally Modifying Permanent Off-Premise Signs.

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

12. Review the new version of Chapter 98 Sign Ordinance.
    No action taken; the board discussed the draft and will review at next month's meeting.

13. Review the new version of City of De Pere Design Guidelines.
    No action taken; the board discussed the draft and will review at next month's meeting.

Adjournment

Elizabeth Runge motioned, seconded by Derek Beiderwieden, to adjourn at 9:26 pm.

Respectfully submitted,
Carey Danen