Plan Commission

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

Regular Meeting

Final Minutes

Monday, September 27, 2021 | **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	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the August 23, 2021 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. Public comments upon matters not on the agenda.

There were no public comments.

RESULT:	**DISCUSSED**

4. Consideration and possible action on a withdrawn preliminary extraterritorial plat request for Mystic Creek West at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

5. Consideration and possible action on a proposed extraterritorial 3 lot certified survey map at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).*

City Planner Peter Schleinz explained that the CSM would replace the previous agenda item withdrawn plat that was placed on file, with the same street pattern but having three lots instead of ten. Ald. Raasch asked about the lots and land uses with the Town. Peter explained that the developer could not get on the same page with Lawrence when the plat was reviewed by the Town as it appeared the developer wanted mostly duplexes and the Town wanted commercial. Grant Schilling asked about the minimum lot size not being in conformance. Peter explained that the lot size met City criteria and the developer would need to work on rezoning with the Town of Lawrence to address minimum lot sizes. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. Consideration and possible action on a request for a proposed 10 lot and 2 outlot final extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).*

   City Planner Peter Schleinz presented the final extraterritorial plat of American Rapids Subdivision in the Town of Lawrence. He noted that the final plat had no significant changes from a preliminary version that was reviewed last month. Ald. Carpenter moved, seconded by Ald. Raasch, to approve the final plat and forward it to the Common Council for final approval. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

7. Consideration and possible action on a site plan for a 10,750 SF building addition with eight loading docks, a compactor addition, and pavement, at 633 Heritage RD (Parcels ED-F0094 and ED-F0094-1).

   City Planner Peter Schleinz reviewed the site plan for a building addition for Belmark Plant #3. Ald. Raasch asked about a sample of the metal that screened the compactor area. Peter explained that it was a vertical metal, but he did not have a sample from the developer. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. John Ambrosius, the authorized representative and Plant Engineer for Belmark, explained that the metal was a heavy gauge like that used on other parts of the campus. Mayor Boyd moved, seconded by Grant Schilling to return to regular order. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Brenda Busch, to approve the site plan with the use of metal for the compactor screening, subject to the staff conditions identified in the report. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

Adjournment

Prior to adjournment, Mayor Boyd addressed the Plan Commission about a conflict he has with the time for the October meeting, and requested that the meeting be rescheduled for 5:30 pm. He also mentioned the potential need for a special meeting in October to address redistricting. Development Services Director Daniel Lindstrom addressed the request, noting that, due to timing, an option to combine the two meetings into one may be unlikely due to tight timelines on other projects. Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:17 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker