



Plan Commission

Regular Meeting

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

Final Minutes

Monday, September 25, 2017

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
Michael J. Walsh	Mayor	Present	
James Boyd	Alderman	Present	
Larry Lueck	Alderman	Present	
Derek Beiderwieden	Commissioner	Present	
Amy Kunder	Commissioner	Present	
Steve Taylor	Commissioner	Absent	

Also present: Economic Development & Planning Director Kim Flom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the August 28, 2017 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Lueck, Alderman
SECONDER:	Michael J. Walsh, Mayor
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunder
ABSENT:	Steve Taylor

3. Recommendation regarding a Proposed Two Lot Certified Survey Map at 635 Waubaunqua Trail (Parcel ED-29-2). Submitted by Steven E. Bieda, PLS.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderman
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunder
ABSENT:	Steve Taylor

4. Recommendation regarding a Site Plan for a new building and parking lot for Midland Plastics INC at the 1400 Block of Richco Court (Parcel WD-L179). Submitted by Midland Plastics INC.

City Planner Peter Schleinz reviewed the site plan request. He noted that the proposed use of architectural wall panel material does require Plan Commission approval. A sample of this material was displayed to board members. Discussion followed regarding staff suggestions to expand some of the landscaping areas and increase the height of the concrete masonry feature on the south and west sides of the building. The site plan calls for plain metal material on the north facade, to accommodate future expansion. Typically Plan Commission has allowed this in exchange for an agreement that the material must be upgraded if the expansion is not started within five years. Peter noted that the developer is willing to consider using the architectural wall panel on the north facade now in order to eliminate the five year requirement. Discussion followed regarding this proposal in conjunction with requiring that the height of the concrete masonry material be increased on the south and west facades. Economic Development and Planning Director Kim Flom answered questions about the City's financial incentives associated with this project.

James Boyd moved, seconded by Larry Lueck to open the meeting for public comments. Upon vote, motion carried unanimously.

Bill Scholfield, development agent for Midland Plastics, provided additional detail about the project. Midland Plastics President Mark Hense reported that they have not yet obtained estimates on any cost upgrades, which may impact their ability to increase the amount of masonry features on the building. They hope to begin construction sometime in October.

Mayor Walsh moved, seconded by Derek Beiderwieden to go back to regular order. Upon vote, motion carried unanimously.

Mayor Walsh moved, seconded by Derek Beiderwieden to approve the site plan with the conditions in the report and the conditions that the north facade be finished with the architectural panel immediately, that the landscape plan be expanded as recommended by staff, and that the height of the concrete masonry feature on the south and west be increased to the height of the doors. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding
ABSENT:	Steve Taylor

5. Recommendation regarding a Site Plan for a building addition for Kay Distributing Co. at 1881 Commerce Drive (Parcel ED-344-102-1). Submitted by Heyrman Construction Co. INC.

City Planner Peter Schleinz reviewed the proposed site plan and staff comments. He noted that regulations do not allow a third two-way driveway, so if the site plan is approved staff is requesting that one-way signage be installed. Peter also reported that the storm water management plan incomplete, although the plan does indicate where a pond could potentially be placed. The applicant is having difficulty getting someone to draft a stormwater management plan in a reasonable time frame.

Mayor Walsh moved, seconded by James Boyd to open the meeting for public comments. Upon vote, motion carried unanimously.

Thomas Kolocheski, President of Kay Distributing, and architect Chris Heyrman answered questions about the third driveway and options for the stormwater pond location.

Mayor Walsh moved, seconded by Derek Beiderwieden to go back to regular order. Upon vote, motion carried unanimously.

Mayor Walsh moved, seconded by James Boyd to approve the site plan, subject to staff conditions. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding
ABSENT:	Steve Taylor

6. Recommendation regarding a Request for Proposal (RFP) to rewrite the City of De Pere Zoning Ordinance. Submitted by the City of De Pere.*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Amy Kunding, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding
ABSENT:	Steve Taylor

Adjournment

Mayor Walsh moved, seconded by Larry Lueck to adjourn the meeting at 7:43 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker