

PLAN COMMISSION MINUTES

March 16, 2015
5:30 p.m.

Meeting Rooms D & E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: Hertha Longo
Lee Ann Lorrigan
Jordan Skiff
David Washkoviak
Marilyn Zangl

Absent: Stan Ramaker
Brent Schumacher
Sarah Van Buren
Nicole Wiese

Administrative Staff: Joellyn Dahlin, Principal Planner
Dyann Benson, Director of Community Development
Hal Wortman, Director of Administration

Chairperson Washkoviak declared a quorum present.

CONSENT AGENDA

February 16, 2015 Minutes

Motion made by Commissioner Skiff to approve the February 16, 2015
Minutes of the Plan Commission as presented.

Seconded by Commission Longo.

ROLL CALL VOTE: Aye - Longo, Lorrigan, Skiff, Washkoviak,
Zangl
Nay - None

Carried.

PUBLIC HEARING

TAX INCREMENTAL DISTRICT NUMBER NINETEEN

Effect: Designate the boundaries of Tax Incremental District Number Nineteen as set forth in the Project Plan; adopt the Project Plan for Tax Incremental District Number Nineteen; recommend to the City Council that Tax Incremental District Number Nineteen be created.

Location: 131 S Main Street

Initiator: Community Development Director

ACTIONS

ACQUISITION OF LAND

Effect: Land purchase for Fond du Lac Library
Location: 52 Sheboygan Street
Initiator: Library Director

Motion made by Commissioner Lorrigan to recommend approval of the purchase of the property at 52 Sheboygan Street for library purposes.
Seconded by Commissioner Skiff.

ROLL CALL VOTE: Aye - Longo, Lorrigan, Skiff, Washkoviak,
Zangl
Nay - None

Carried.

SPECIAL USE PERMIT

Effect: Re-establish gas station and convenience store
Location: 473 Fond du Lac Avenue
Initiator: Shekhark Adhikari d/b/a DB Petroleum LLC

Appeared in Support:

John Williams, 503 Boyd St., Fond du Lac

Motion made by Commissioner Skiff to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. A solid 6'-high wood or vinyl fence shall be provided along the east lot line, extending from Boyd Street to the concrete screening wall of the former car wash. This requirement may be accomplished with repair of the existing fence and the construction of a fence segment (same materials and design as existing fence) to close the gap between the existing fence and the concrete wall. If repair of the existing fence is not practical, a replacement fence shall be constructed (from Boyd Street to the concrete screening wall of the former car wash).
2. Fence repairs (including the additional fence segment described in Condition No. 1) or replacement fencing (described in Condition No. 1) shall be completed within 60 days of special use permit approval.
3. All lighting shall be confined to the property with no glare or wash onto adjacent properties or public rights-of-way. Pole lights shall be turned off nightly at the close of business or by 10:00 p.m., whichever occurs first; all other site lighting shall be dimmed at the close of business.

SPECIAL USE PERMIT

Effect: Construct second phase of assisted living facility
Location: 478 W Arndt Street
Initiator: David Gloss o/b/o Eastbrook Assistant Living LLC

Appeared in Support:

Gwen Gloss, 42 Brentwood Ln., Appleton, WI

Motion made by Commissioner Lorrigan to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. Building design shall reflect the conceptual plan prepared by the petitioner. A detailed site plan shall be reviewed and approved by the Site Plan Committee prior to the issuance of required building permits.

Seconded by Commissioner Zangl.

ROLL CALL VOTE: Aye - Longo, Lorrigan, Skiff, Washkoviak,
Zangl
Nay - None

Carried.

ADJOURN

Motion made by Commissioner Zangl to adjourn.

Seconded by Commissioner Skiff.

ROLL CALL VOTE: Aye - Longo, Lorrigan, Skiff, Washkoviak,
Zangl
Nay - None

Carried.

Meeting adjourned at 6:05 p.m.

MARGARET HEFTER
CITY CLERK