

TOWN OF GRAND CHUTE
1900 W. Grand Chute Blvd.
REGULAR MEETING OF PLAN COMMISSION
REGULAR MEETING MINUTES

January 4, 2011
6:00 pm, Tuesday

Although a quorum of the Town Board of Supervisors may have been present, no Town Board action was taken.

MEMBERS PRESENT: Chairman Mike Marsden, Commissioners Bruce Sherman, Vivian Huth, Bob Stadel, Dave Schowalter, Julie Hidde

MEMBERS EXCUSED: none

ALSO PRESENT: Tim Bantes, Fire Chief; Mark Heling, Road Superintendent; Tom Marquardt, Public Works Director; Jim March, Town Administrator; Mary Baxter, Executive Secretary; Kevin Vonck, Special Projects Coordinator/Grants Administrator; Robert Buckingham, Community Development Director; other interested parties, (audience attendance = approx. 2) Supervisors Nooyen, Thyssen

1. ROLL CALL.

Chairman Marsden called the meeting to order at 6 p.m.

2. PLEDGE OF ALLEGIANCE.

3. APPROVAL OF AGENDA.

Motion (Schowalter/Hidde) to approve the agenda as printed. Motion carried.

4. APPROVAL OF MINUTES - REGULAR MEETING & PUBLIC HEARING OF DECEMBER 21, 2010.

Motion (Stadel/Schowalter) to approve the minutes as printed. Motion carried.

5. PUBLIC INPUT.

There was no public input.

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT. (See attached).

7. ELECTION OF PLAN COMMISSION VICE-CHAIR, TO SUCCEED CHARLES BONGERS.

Motion (Sherman/Huth) to cast a unanimous ballot to select Commissioner Schowalter as Vice Chairman of the Town of Grand Chute Plan Commission. Motion carried.

8. **PUBLIC HEARING #1** – REZONING APPLICATION (Z-01-11) REQUESTED BY FOX COMMUNITIES CREDIT UNION, TO REZONE THE PROPERTY AT 2606 W. HEATHER AVENUE FROM RSF SINGLE FAMILY RESIDENTIAL DISTRICT TO CL COMMERCIAL LOCAL DISTRICT. **ISSUE:** HEAR TESTIMONY AND CLOSE PUBLIC HEARING.

Chairman Marsden opened Public Hearing #1 for Z-01-11 at 6:04 p.m.

No one spoke at the Hearing.

Motion (Hidde/Huth) to close Public Hearing #1 for Z-01-11 at 6:04 p.m. Motion carried.

9. REZONING APPLICATION (Z-01-11) REQUESTED BY FOX COMMUNITIES CREDIT UNION, TO REZONE THE PROPERTY AT 2606 W. HEATHER AVENUE FROM RSF SINGLE FAMILY RESIDENTIAL DISTRICT TO CL COMMERCIAL LOCAL DISTRICT. **ISSUE:** SHALL THE PLAN COMMISSION RECOMMEND APPROVAL/DENIAL OF REZONING Z-01-11. (TOWN BOARD ACTION 1/18/11)

Motion (Huth/Hidde) to recommend approval of Rezoning Application (Z-01-11) requested by Fox Communities Credit Union, to rezone the property at 2606 W. Heather Avenue from RSF Single Family Residential District to CL Commercial Local District, and to recommend approval of an amendment to the Town Comprehensive Plan, by changing the land use plan for 2606 W. Heather Avenue from Single Family Residential to Commercial. Motion carried.

10. **PUBLIC HEARING #2** – CONSIDER ADOPTION OF ORDINANCE O-02-2011, REPEALING SECTION 27.05(11) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, WHICH PROVIDES FOR SELECTED SPECIAL EXCEPTION STANDARDS AND REGULATIONS, AND RECREATING SAME AS SECTION 27.05(12), WHICH PROVIDES FOR SPECIAL EXCEPTION STANDARDS AND REGULATIONS. **ISSUE:** HEAR TESTIMONY AND CLOSE PUBLIC HEARING.

Chairman Marsden opened Public Hearing #2 for O-02-2011 at 6:07 p.m.

No one spoke at the Hearing.

Motion (Hidde/Huth) to close Public Hearing #2, to consider adoption of Ordinance O-02-2011. Motion carried.

11. CONSIDER ADOPTION OF ORDINANCE O-02-2011, REPEALING SECTION 27.05(11) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, WHICH

PROVIDES FOR SELECTED SPECIAL EXCEPTION STANDARDS AND REGULATIONS, AND RECREATING SAME AS SECTION 27.05(12), WHICH PROVIDES FOR SPECIAL EXCEPTION STANDARDS AND REGULATIONS. **ISSUE:** SHALL THE PLAN COMMISSION RECOMMEND APPROVAL/DENIAL OF O-02-2011. (TOWN BOARD ACTION 1/18/11)

Motion (Sherman/Huth) to recommend adoption of Ordinance O-02-2011, repealing Section 27.05(11) of the Town of Grand Chute Municipal Code, which provides for selected Special Exception standards and regulations, and recreating same as Section 27.05(12), which provides for selected Special Exception standards and regulations. Motion carried.

12. **PUBLIC HEARING #3** – CONSIDER ADOPTION OF ORDINANCE O-03-2011, CREATING SECTION 27.05(11) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, WHICH PROVIDES FOR A PLANNED DEVELOPMENT DISTRICT ZONING CLASSIFICATION WITHIN THE SCHEDULE OF DISTRICT CLASSIFICATIONS. **ISSUE:** HEAR TESTIMONY AND CLOSE PUBLIC HEARING.

Chairman Marsden opened Public Hearing #1 for O-03-2011 at 6:08 p.m.

No one spoke at the Hearing.

Motion (Huth/Stadel) to close Public Hearing #3, to consider adoption of Ordinance O-03-2011. Motion carried.

13. CONSIDER ADOPTION OF ORDINANCE O-03-2011, CREATING SECTION 27.05(11) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, WHICH PROVIDES FOR A PLANNED DEVELOPMENT DISTRICT ZONING CLASSIFICATION WITHIN THE SCHEDULE OF DISTRICT CLASSIFICATIONS. **ISSUE:** SHALL THE PLAN COMMISSION RECOMMEND APPROVAL/DENIAL OF O-03-2011. (TOWN BOARD ACTION 1/18/11)

Motion (Hidde/Huth) to recommend adoption of Ordinance O-03-2011, creating Section 27.05(11) of the Town of Grand Chute Municipal Code, which provides for a Planned Development District Zoning Classification within the Schedule of District Classifications. Motion carried.

14. **PUBLIC HEARING #4** – CONSIDER ADOPTION OF ORDINANCE O-04-2011, AMENDING SECTION 27.02(1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, WHICH PROVIDES FOR ESTABLISHMENT OF ZONING DISTRICTS. **ISSUE:** HEARING TESTIMONY AND CLOSE PUBLIC HEARING.

Chairman Marsden opened Public Hearing #1 for O-04-2011 at 6:08 p.m.

No one spoke at the Hearing.

Motion (Sherman/Schowalter) to close Public Hearing #4, to consider adoption of Ordinance O-04-2011 at 6:08 p.m. Motion carried.

15. CONSIDER ADOPTION OF ORDINANCE O-04-2011, AMENDING SECTION 27.02(1) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE, WHICH PROVIDES FOR ESTABLISHMENT OF ZONING DISTRICTS. **ISSUE:** SHALL THE PLAN COMMISSION RECOMMEND APPROVAL/DENIAL OF O-04-2011. (TOWN BOARD ACTION 1/18/11)

Motion (Hidde/Huth) to recommend adoption of Ordinance O-04-2011, amending Section 27.02(1) of the Town of Grand Chute Municipal Code, which provides for establishment of zoning districts. Motion carried.

16. ADJOURNMENT.

Motion (Stadel/Schowalter) to adjourn the meeting at 6:09 p.m. Motion carried.

Respectfully Submitted,

Tracy Olejniczak
Community Development Secretary