

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF FEBRUARY 17, 2015**

Meeting called to order by Chairman Meyer at 7:00 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer, Ed Wagner, Laura Mazzini, Rich Reinart, John Beck, Ken Wood, Bill Penker

EXCUSED: None

ABSENT: None

ALSO PRESENT: Aldermen Smith and Spiros, City Administrator Barg, Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; Bob Trussoni and Dave Wasserburger, Marshfield Utilities; Angie Eloranta, Main Street Marshfield; Scott Larson, MACCI; the media; and others.

PC15-03 Motion by Beck, second by Penker to recommend approval of the minutes of the January 20, 2015 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING - Conditional Use Request by John Simonson to allow for the total area of “Residential Accessory Buildings” to exceed the first floor area of the principal structure and the maximum accessory structure allowance of 1,200 square feet located at 304 and 308 West 27th Circle, zoned “SR-3” Single Family Residential.

COMMENTS: None

PC15-04 Motion by Wood, second by Reinart to recommend approval of the Conditional Use Request by John Simonson to allow for the total area of “Residential Accessory Buildings” to exceed the first floor area of the principal structure and the maximum accessory structure allowance of 1,200 square feet located at 304 and 308 West 27th Circle, zoned “SR-3” Single Family Residential, subject to the following condition:

1. The property is allowed a maximum gross floor area of 1,428 square feet for residential accessory structures, which includes the 180 square feet of open framed porch area.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-94, pertaining to an update to the Wellhead Protection section of code and Wellhead Protection map to bring the ordinance into compliance with the Department of Natural Resources regulations and add a new well to the map.

COMMENTS: None

PC15-05 Motion by Penker, second by Wood to recommend approval of the Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-94, pertaining to an update to the Wellhead Protection section of code and Wellhead Protection map to bring the ordinance into compliance with the Department of Natural Resources regulations and add a new well to the map, and request an ordinance be drafted for Common Council consideration.

Motion Carried

PUBLIC HEARING - Approval of the Downtown Master Plan.

City Planner Miller introduced Michael Stumpf, Place Dynamics, who gave a presentation on the downtown Master Plan update.

COMMENTS: Randy Lueth, Landscape Architect, 1826 Pheasant Run Drive, often times discussions like this can become amenity driven, or a non-useable type of document. He wanted to complement the gentlemen that prepared the plan because it does have very strong ties between the amenity improvements and a good list of projects that can really enliven the downtown. Also, how those can turn into economic improvements with economic benefit. Those things have to work together or we are just putting flower pots out there and nothing is really happening.

PC15-06 Motion by Wagner, second by Mazzini to recommend approval of Resolution No. PC2015-01, supporting the adoption and recommending the approval of the Downtown Master Plan update to the Common Council.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-12, pertaining to the definition of “Gross Floor Area”, Section 18-114 pertaining the standards for a Group and Large Development, and Section 18-161 pertaining the procedures for a Conditional Use Permit. The amendment is being proposed in an effort to clarify the regulations and allow more administrative approval for minor amendments.

COMMENTS: None

PC15-05 Motion by Wood, second by Beck to recommend approval of the Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-12, pertaining to the definition of “Gross Floor Area”, Section 18-114 pertaining the standards for a Group and Large Development, and Section 18-161 pertaining the procedures for a Conditional Use Permit. The amendment is being proposed in an effort to clarify the regulations and allow more administrative approval for minor amendments, and request an ordinance be drafted for Common Council consideration.

Motion Carried

Zoning Administrator Schroeder presented a summary of 2015 Development-Related Activity and Plan Commission Actions.

There being no objections, Chairman Meyer adjourned the meeting at 8:16 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION