

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF AUGUST 16, 2016**

Meeting called to order by Mayor Meyer at 5:30 PM in Room 108 of City Hall Plaza.

PRESENT: Mayor Meyer, Ed Wagner, John Kaprelian, Bill Penker, Ken Wood, & Kyle Weik (arrived at 5:39 PM)

EXCUSED: Joe Gustafson

ABSENT: None

ALSO PRESENT: Development Services Director Angell; City Planner Miller; Zoning Administrator Schroeder; Director of Public Works Knoeck; the media and others.

PC16-41 Motion by Wood, second by Penker to recommend approval of the minutes of the July 19, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

The City Plan Commission discussed allowing duplexes as a Conditional Use in “SR-6” and “SR-4” Residential districts and the “NMU” Neighborhood Mixed Use district, and reviewing zoning regulations for “MR-12” and “MR-24” Multi-Family Residential districts. The current zoning code is very limiting in where duplexes can be built. Staff is looking for options to allow further development of duplex lots, possibly as a conditional use with limitations on lot size for duplexes as well as minimum dwelling unit size.

Discussion was held on changes to the highway sign regulations. The new Kwik Trip site was granted several exceptions for their highway sign which may indicate that our code is too restrictive. Staff is looking at options for an overlay district or other possible code changes.

Discussion was held on establishing policies for allowing exceptions to the hard surface requirements. Future requests should include recommendations from staff for things like storm water management and dust control.

Discussion was held regarding daycare and adult daycare regulations. Daycare for 3 or fewer individuals whether child or adult should be treated the same and allowed in home. Daycare for 4 to 8 adults should be in properly zoned districts.

Staff Updates:

- City Planner Miller gave an update on the Comprehensive Plan process.

There being no objections, Mayor Meyer adjourned the meeting at 7:09 PM

**Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION**