

PLAN COMMISSION MINUTES - 1/15/2014

Plan Commission Offices
Manitowoc City Hall

Regular Meeting
Manitowoc City Plan Commission
Wednesday
January 15, 2014
6:30 P.M.

I. CALL TO ORDER

The meeting of the City Plan Commission was called to order by Mayor Justin Nickels at 6:30 P.M.

II. ROLL CALL

Members Present

Dan Hornung
Maureen Stokes
Justin Nickels
David Diedrich
Steven Alpert
Jim Muenzenmeyer
Dan Koski

Members Excused

Jim Brey

Staff Present

David Less
Paul Braun

Others Present

See Attached Sign In Sheet

III. APPROVAL OF MINUTES of the Regular December 11, 2013 Meeting.

Motion by: Mr. Diedrich

Moved that: the minutes be approved as presented.

Seconded by: Mr. Hornung

Upon Vote: the motion was approved unanimously.

IV. PUBLIC INFORMATIONAL HEARINGS

A. None

V. REFERRALS FROM COMMON COUNCIL

A. None

VI. OLD BUSINESS

A. None

VII. NEW BUSINESS

PLAN COMMISSION MINUTES - 1/15/2014

Gary Drzewiecki, N2757 West Town Road, Pulaski WI, commented that the real estate closing was currently scheduled to occur on or before March 10th and that this date could be extended.

Mr. Less asked if an ALTA survey or a boundary survey had been completed for the property?

Paul Steinbrecher, SMI, 102 Revere Drive, commented that no ALTA had been done for the site.

Mr. Braun noted that the ALTA was mentioned when they had previously met with the current property owner.

Mr. Less added that he felt the ALTA or a boundary survey, as well as an updated wetland delineation, and a utility plan for how the area would be serviced, would be necessary deliverables to the City before they could conduct a bonafide review of the plan.

Mr. Braun stated that he had pasted into his handout MPU-Water comments, as well as comments from Greg Minikel.

Mr. Hornung stated that he would be surprised if the east-west running Official Map street located north of the City limits line would ever be developed, and questioned if moving that Official Map street to the south (centered on the City limits line) would be worth consideration?

Mr. Braun commented that additional wetlands (which didn't show up on the DNR Wetland Inventory maps) might also be present.

No decision was made regarding the above referenced Official Map R/W reservation.

Mr. Muenzenmeyer commented if there was any benefit to making the area into a single zoning district?

Mr. Less replied that it might make sense to rezone, but only after seeing the wetland delineation, and only if there were conflicts with the location of the existing zoning line, and the location of proposed structures. Mr. Less added that he didn't see any benefit to going through a process to rezone the area, if the ultimate development plan worked with the existing "R-5" and "R-6" zoning districts.

Mr. Diedrich asked what the correct zoning designation would be if the 2 district areas were combined?

PLAN COMMISSION MINUTES - 1/15/2014

Mr. Braun replied that he felt the “R-5” designation would work, and that lot and unit densities would not be issues because of the amount of wetland area on the site.

Mr. Less again stated that if they didn’t have to go through a rezoning, that would be preferred, but did note that he had no problem with the vacation and eliminating of the east-west Official Map street at the south end of the parcel. Mr. Less noted that he would want each phase to have a separate ingress and egress point, and added that he felt the survey, a wetland delineation, and a utility plan for how the area would be serviced, would be necessary deliverables to the City before they could conduct a bonafide review of the plan.

Mr. Koski commented that he felt that the storm pond would need to be constructed as part of Phase 1 of the project, and added that clarification as to how the area would be serviced with existing utilities would have to be provided to the City.

Mr. Drzewiecki stated that he concurred.

Mr. Hornung asked about sewer depth in the area?

Mr. Koski responded that Greg Minikel had looked into this matter, and felt that they were of an adequate depth to service the development.

Mr. Less clarified that while the storm pond would have to be constructed as part of Phase 1, it would not have to physically be part of the future lot that included the first phase of development, which was proposed to abut the east side of Johnston Drive.

Mr. Steinbrecher stated that he didn’t expect additional lot splits in the area, unless required by a lender for financing purposes.

Mr. Braun explained that once clarified, he’d convene a staff session to provide a more thorough review of the concept.

Mr. Less commented that he’d want to see the boundary survey, wetland delineation, and utility plan prior to convening the staff meeting.

Mr. Steinbrecher commented that an update to the current wetland delineation could not be conducted until the spring.

Mr. Muenzenmeyer commented that a building permit could not be issued in the absence of the wetland delineation.

Mr. Less asked Mr. Drzewieski if his lender had raised a concern regarding locating wetlands?

PLAN COMMISSION MINUTES - 1/15/2014

Mr. Drzewieski commented that a wetland delineation for the entire parcel had been done last year by Robert E. Lee Associates.

Mr. Braun commented that he had the map from the delineation.

Mr. Less stated that the developer would be moving forward at their own risk, and did not want the City's endorsement of the project to be construed as an approval of the wetland locations as depicted on the DNR maps. Mr. Less emphasized that the DNR maps were not absolutely clear in locating wetlands, and felt that a field verification would be most helpful.

The Commission tacitly endorsed moving ahead with this project. No formal action was taken.

VIII. MISCELLANEOUS

A. Manitowoc County Activities:

1. None

B. Certified Survey Maps (CSM):

1. Holson: Proposed CSM in the SW¹/₄, SW¹/₄, Section 1, T.19N., R.24E., Town of Manitowoc Rapids

Mr. Braun explained a proposed CSM on the north side of Goodwin Road, and noted the presence of wetlands in the area. Mr. Braun commented on the presence of a reference on a 1998 recorded CSM to a "Future 60' Street Easement", and added that under the current proposal, the plan was for the father to split off 1.13-acres from a vacant tract he owned, and to add it to the lot where his current 1.04-acre lot where his residence was located, and then transfer the remaining acreage of approximately 7.35-acres to his son for construction of a new home. Mr. Braun noted that the proposed split conflicted with the location of this intended, future easement, and added that he would require dedication of Goodwin Road as part of this approval.

Mr. Diedrich asked if the "Future 60' Street Easement" area was currently on the City's Official Map?

Mr. Less stated "no", and that the language was not a bonafide easement, but rather a statement of intent for some future action to occur.

Commission members felt the "Future 60' Street Easement" was ambiguous, and that it could be removed from the 2014 CSM.

Mr. Braun then recommended approval of the CSM, with removal of the language as detailed above.

PLAN COMMISSION MINUTES - 1/15/2014

Motion by: Mr. Hornung

Moved that: the Commission approve the CSM as outlined, subject to any required easements, petitions, and other conditions as specified above.

Seconded by: Mr. Diedrich

Upon Vote: the motion was approved unanimously.

C. Summary of Site Plans 12/6/2013 – 1/8/2014:

1. None.

IX. ADJOURNMENT

The meeting was adjourned at 6:55 P.M.

Respectfully Submitted,

David Less
City Planner