

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, OCTOBER 20, 2011**

1. **ROLL CALL:** Mayor Huebner called a duly convened meeting of the Plan Commission to order at 6:34 p.m. Members present were: Commissioners Voigt, Sova, Mlada, Rob Vanden Noven, and Kelley. Also present were: City Planner Randy Tetzlaff and City Administrator Mark Grams. Absent and excused was Commissioner Becker.

2. **APPROVAL OF MINUTES OF AUGUST 18, 2011 MEETING. MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER KELLEY to approve the minutes as presented. Motion carried unanimously.**

3. **PUBLIC APPEARANCE & COMMENTS:** Mr. Tom Hudson of 822 West Grand Avenue stated that he would like to address Item #10. He stated that he was for beekeeping in the City. He had considered getting bees. Bees help pollinate the plants and trees. There were very few bees this year. Mr. Jim Vollmar of 1342 Noridge Trail stated that he was the Alderman for the 3rd District. He stated that the bees should be regulated. Mr. Vollmar stated that the City should have an ordinance for Beekeeping. He stated that Cedarburg has an ordinance. He also stated that the Metz should be allowed to keep the bees until something is decided. Bethel Metz of 136 E. Van Buren Street thanked the Mayor for getting the bee item on the Plan Commission. She explained the letter she received from the City Attorney requesting that her family get rid of the bees. She stated that she talked to City Officials asked about keeping bees. She stated that there was no problem. Ms. Metz explained how she got the bees, the courses that took to take care of the bees, and how they care for the bees. She contact Port Catholic officials and they have had no problems with the bees. Ms. Metz explained that this is not a commercial business and her children have never been stung by the bees. Mr. Pat Wilborn of 233 East Pier Street, stated that this great idea. The City should decide where bees can be kept. There is a trend towards this type of idea. We should start bringing nature back into the urban area. People want to grow there food. Milwaukee is starting to do this, why not Port. He does not see a problem. Stop fighting this idea and start considering it. Mr. Charles Keanan stated people are trucking bees across the country to pollinate areas and farms. We need more bees. He reviewed with the Commissioners where bee originated and how the pollinate. He stated that these bees are honeybees and are very harmless. Ms. Mary Boyle of 418 Hillcrest Court stated that she is for the bees and beekeeping in the City. She stated that people are looking for local foods. Ms. Boyle stated that she was even looking into beekeeping. She stated bees today, chickens tomorrow. A gentleman from Sheboygan stated that he has 3 hives at his residents for the last 2 years. There have not been any problems with the bee hives. He stated that the City of Sheboygan is aware of the hives. He stated that he also teaches classes on bee and beekeeping and that Mr. and Mrs. Metz have taken his courses. These are not hornets, wasps, or yellow jackets. These are honeybees and they are not a problem.

4. **FAÇADE RENOVATION FOR 128 NORTH FRANKLIN STREET:** City Planner Tetzlaff reviewed this item. He stated that this is a Port Washington Main Street project; sort of a “Home Make-Over” rendition of a commercial property in the downtown. If the former M & I building is razed, the Harry’s Restaurant building will be an island; totally visible from

Franklin Street. The building was last remodeled in the late 1960's and is in need of some work. The new owner would like to see the façade remodeled but is concerned that if too much is invested, he will need to raise the rent and may lose a local icon – Harry's. This project has all four Main Street committees involved and is viewed as a downtown community project. State Main Street staff prepared two renderings and based on cost estimates, the final work will be a hybrid of sorts. There will be no handicap ramp and new entry; the windows will be replaced; the former Graf's Jeweler sign will be reused; and the exterior will be cleaned and repainted. Staff recommends approval. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER VOIGT to approve the concept plan as presented. Motion carried unanimously.**

5. **EXTRA TERRITORIAL PLAT REVIEW – CERTIFIED SURVEY MAP FOR 2673 CTY C, ST. VINCENT DE PAUL:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that the property known as St. Vincent de Paul is located in an area delineated in our boundary agreement with the Town of Port Washington as being eligible for future annexation. Therefore, the City is being asked to review the proposed CSM as part of our extra-territorial review authority. In staff's opinion, it is more of a boundary survey because no new lots are being created; existing parcels Lots 4 and 5 of the B. F. Adams Subdivision are being combined to create a new Lot 1. The proposed CSM meets both Chapter 236 standards as well as our local ordinances. Staff recommends approval. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER KELLEY to approve the extra-territorial plat review of CSM 2673 as presented. Motion carried unanimously.**
6. **CERTIFIED SURVEY MAP FOR 316 SOUTH DIVISION STREET:** City Planner Randy Tetzlaff reviewed this item with the Commissioners. He stated that this survey is for the property that until a few months ago had a house in the worst condition in the City. It had been abandoned for several years and was owned by a family in Brooklyn, NY who had inherited it. A local party purchased it; added an addition and garage and totally remodeled it. The property currently consists of four (4) forty foot lots and lies adjacent to some unused Michigan Street ROW. The property owner and WE Energies who is an adjacent property owner would like for the ROW to be vacated or discontinued. A street vacation request will be submitted in the future. The property owner has just received an offer to purchase the renovated house so he is now requesting to divide the property; to allow a portion of the new parcel to stay with the house and a second parcel that would be sold or developed at a later time. The second parcel would be the beneficiary of the vacated ROW. Due to the timing of the offer and Plan Commission meeting date, the CSM will be available for review at the meeting. Staff recommends approval subject to a final review of the actual survey document. **MOTION BY COMMISSIONER SOVA AND SECONDED BY COMMISSIONER VOIGT to approve the CSM as presented. Motion carried unanimously.**
7. **AMEND CONDITIONAL USE GRANT FOR 775 SCHMITZ DRIVE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that in 1993 the City approved a CUG for Schmitz Ready Mix to permit concrete crushing by using portable equipment. A contingency was that the CUG must be renewed every 5 years; the apparent reason for the 5 year renewal is that when the applicant accumulates enough material, they then need to crush it. That accumulation period happens once every 5 years. The City has not received any complaints in the past regarding the crushing operation. Nothing has changed on

the site since the CUG was last renewed. Staff recommends approval of the CUG for another 5 years with the same conditions applied as in the past. **MOTION BY COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER SOVA to approve the Conditional Use Grant for Schmitz Ready Mix located at 775 Schmitz Drive as presented. Motion carried unanimously.**

8. **DECLARE A PORTION OF THE PARKING AREA BEHIND 329 NORTH FRANKLIN STREET AS SURPLUS PROPERTY:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that this item was referred to the Plan Commission by the Common Council. The applicant owns the Pier 6 tavern and has requested the purchase of a parking stall behind his business. You may remember that in December 2010, the Plan Commission declared the area behind the adjacent property (Keller Williams/DCW Appraisals) as surplus property thus paving the way for the City to sell a parking stall to that building owner. At that meeting, some Commissioners questioned whether this was precedent setting; the staff report then said that was not the case because there was some misinformation regarding ownership. However, the same report did suggest that the action will certainly create more requests or demands from other downtown property owners to sell City parking areas to them. That is the situation we now have before us. Commissioners discussed this item. There were several concerns as to where the property lines were. It was suggested that this item be tabled until staff can verify complete where property lines are and if the City owns this property. Staff recommends reject this item because unlike the previous request, that was a special situation created by the lack of clarity of ownership; this request will lead to continued requests to sell public parking. **MOTION BY COMMISSIONER VOIGT AND SECONDED BY COMMISSIONER KELLEY to table this item until ownership of this property is reviewed. Motion carried unanimously.**

9. **SPECIAL EXCEPTION FOR A PARKING LOT AT 101 NORTH FREEMAN DRIVE:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the owner of Harbor Hills Recreation Center is seeking relief from the parking lot standards. The existing lot meets the current 10' setback however, does not meet the current landscaping requirements. The property is now impacted by the STH 33 reconstruction; and has been acquired along both STH 33 and Freeman Drive; some retaining walls will be constructed along the embankment and the old sign has been removed and new monument sign will be constructed in a new location. The highway project will make the parking lot setback non-conforming; the new property line approximates the edge of the paved surface. The owner is coming to the meeting to discuss his options and to see if the Plan Commission is willing to grant him some leniency. The ordinance states that if he reconstructs the parking lot, which he plans to, it must conform to the standards. The City Engineer has some insight on this project and property and will also offer his comments at the meeting. If the Commission is willing to work with the owner, he will then return at a future meeting with detailed plans. Staff has no recommendation. Mr. Bob Nisleit of Harbor Hills was present at the meeting and discussed his parking lot with the Commissioners. The Commissioners discussed this item and suggested that the Staff work with Mr. Nisleit to come up with a parking lot plan and landscape plan that would be agreeable to both the City and Mr. Nisleit. No action was taken on this item.

10. **AMEND ORDINANCE TO ALLOW BEE KEEPING:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that the keeping of bees is not in the City Ordinances. An ordinance needs to be created if bees are to be allowed. The

Commissioners discussed whether permits would be needed and if certain area should be zoned for beekeeping. City Administrator Mark Grams stated that he had obtained various ordinances of the internet from various communities. As an example, Cedarburg requires a Conditional Use Grant, others require permits. Several communities do not permit bees at all. The Commissioners requested that the Staff review this item and bring more information back to the Commission. Since the bees will be hibernating for the winter, the Metz Family will be allowed to keep their bees until the end of February 2012. **MOTION BY COMMISSIONER KELLEY AND SECONDED BY COMMISSIONER VOIGT to table this item and allow the Metz Family to keep their bees until the end of February 2012. Motion carried unanimously.**

11. FORTHCOMING EVENTS: Mayor Huebner reminded everyone that the Metz's were having an open house with their bees on Sunday from 1:00 p.m. to 4:00 p.m. He also stated that Molded Dimension was having an open house on Sunday from 9:00 am. to 12:00 (noon).

12. ADJOURNMENT: MOTION BY COMMISSIONER VANDEN NOVEN AND SECONDED BY COMMISSIONER KELLEY to adjourn the meeting at 7:54 p.m. Motion carried unanimously.