

**CITY OF PORT WASHINGTON
PLAN COMMISSION
MINUTES
THURSDAY, AUGUST 15, 2013**

1. **ROLL CALL:** Mayor Mlada called a duly convened meeting of the Plan Commission to order at 6:36 p.m. Members present were: Commissioners Williams, Voigt, Kelley, and Becker. Also present were: City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven, and City Administrator Mark Grams. Absent and excused: Commissioner Sova.
2. **PUBLIC APPEARANCE & COMMENTS:** There was none.
3. **APPROVAL OF MINUTES FOR JULY 18, 2013: MOTION BY DAN BECKER AND SECONDED BY RON VOIGT to approve the minutes as presented. Motion carried (5 Ayes, 1 Abstained (Kelley)).**
4. **SPECIAL EXCEPTION FOR A DRIVEWAY AT 420 N JOHNSON ST:** City Planner Tetzlaff reviewed this item with the Plan Commission. He stated that the applicant, Ann Comer, is requesting a special exception for a driveway on her property at 420 N Johnson Street. When Mariners' Point was replatted, a 12 foot wide access strip for 420 N Johnson was provided along Powers Street. At the time, there was a detached garage to the south that served the adjacent residence of Christine Culligan and a vacant lot to the north. A couple of years later, a new home was constructed on the lot and the house was orientated so that it was not parallel to the driveway access. Since that time, the driveway has been unimproved; a situation that now needs to be addressed. City ordinance now requires a 3 foot offset for a driveway from a lot line. Requiring a 3 foot offset on both sides would allow for only a 6 foot wide driveway which is too narrow. The applicant has spoken to both adjacent owners and they are in agreement with the request of stay 3 feet from the residence but reduce the other side along the detached garage to 1 foot. The Plan Commissioners discussed this item. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY RON VOIGT to approve special exception for a 3 foot offset from the residence and to reduce the other side along the detached garage to 1 foot for the driveway requested for 420 N Johnson Street. Motion carried unanimously.**
5. **REZONING OF THE FORMER STH 33 AND CTH LL RAMP PROPERTY FROM PUL, PUBLIC AND UTILITY LAND DISTRICT TO B-2, LOCAL SERVICE CENTER BUSINESS DISTRICT:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that with the construction of the roundabout at the intersection of STH 33 and CTH LL, the former road ramp property is no longer needed for highway use. The City's Comprehensive Plan 2035 proposed that the future use of the property be commercial. Staff has been in contact with both the County Highway Commissioner and the Executive Director of OED regarding this property. The County is now requesting a rezoning to commercial. The surrounding commercial zoning is B-2, General Business which permits most retail, service and office uses. Adjacent to this property is Eernisse Funeral Home that is zoned RS-3, Residential with a Highway Overlay. This property too should be rezoned to B-2 which would eliminate a dated zoning district but keep the funeral home a conforming use. Staff recommends that the Common Council rezone this property to B-2, General Business. **MOTION BY EARL KELLEY AND SECONDED BY AMANDA WILLIAMS to recommend to Common Council to approve the rezoning of former STH 33 and CTH LL**

ramp property to B-2, Local Service Center Business District as presented. Motion carried unanimously.

- 6. NEW PICNIC SHELTER AND STORAGE GARAGE FOR THE PORT WASHINGTON SOCCER CLUB LOCATED AT THE OZAUKEE COUNTY JUSTICE CENTER FIELDS ON SOUTH SPRING STREET:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that Mike Ehrlich is before the Plan Commission to present an upgrade to the storage garage that has approved several years ago. The Port Washington Soccer Club would like to construct a picnic shelter along with the storage garage at the Justice Center Fields on South Spring Street. This new building would have electricity but not have any plumbing. The Ozaukee County has approved the plans for this construction. The Plan Commission discussed this item. **MOTION BY RON VOIGT AND SECONDED BY DAN BECKER to approve the new storage garage and picnic shelter for the Port Washington Soccer Club as presented. Motion carried unanimously.**
- 7. ZONING CODE REVISIONS TO CHAPTER 20.11, ACCESSORY USES AND STRUCTURES:** City Planner Randy Tetzlaff reviewed this item with the Plan Commissioners. He stated that in 2005, staff last revised this section of the zoning ordinance. Dennis Weise, our building inspector at the time, took the lead in making recommendations for needed changes. One of the driving forces behind these revisions was a Board of Appeals decision revolving around garages. Staff wanted language that addresses detached garages but in doing so, staff may have eliminated clarification that this section still includes attached garages. Since 2005, both Dennis and now Gary Peterson have interpreted this section to include both attached and detached garages but recently, staff has had some situations where that has been questioned. Therefore, staff needs to clarify or provide more specificity. So where appropriate, the work “detached” has been eliminated where there are references that apply to both types of garages. In addition, the 2005 revision omitted language referring to “temporary” structures which needs to be added back in. Finally, attached antennas and satellite dishes not exceeding 6 feet are permitted but those exceeding 6 feet should require Plan Commission approval. Staff recommends that Common Council revise Section 20.11 to include the revisions as discussed. **MOTION BY EARL KELLEY AND SECONDED BY ROB VANDEN NOVEN to recommend to the Common Council to approve the zoning code revisions to Chapter 20.11 as presented, to include driveways and/or garages will not be used for operating a business or contract repair business, but could be used for private hobby work.. Motion carried unanimously.**
- 8. FORTHCOMING EVENTS:** Mayor Mlada mentioned that Maritime Heritage Festival will be this weekend and Rock the Harbor will be next weekend. He also mentioned that the Coal Dock Park was opened to pedestrian today and vehicles tomorrow.
- 9. ADJOURNMENT: MOTION BY ROB VANDEN NOVEN AND SECONDED BY DAN BECKER to adjourn the meeting at 7:15 p.m. Motion carried unanimously.**