

May 22, 2017 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, MAY 22, 2017
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Kornowske called the meeting to order at 6:00 p.m.

Present: Kornowske, Dart, Hansen, Kowalzek-Adrians, Nohr, Ropp, Wheeler
Also Present: B. Lange, T. Fuller

ELECTION OF CHAIR

Dart / Hansen moved to nominate and elect Kornowske as chair. Motion carried.

ELECTION OF VICE CHAIR

Dart / Kowalzek-Adrians moved to nominate and elect Ropp as vice chair. Motion carried.

MODIFY/ADOPT AGENDA

Hansen / Wheeler moved to adopt the agenda as presented. Motion carried.

MINUTES FROM APRIL 24, 2017

Staff provided an update on the proposed billboard change that was discussed at the April meeting – the Village Board did not approve the sign exception, but asked the Plan Commission to consider amendments to the zoning ordinance, which would allow for an exception. Staff will present possible amendments at a future meeting.

Kowalzek-Adrians / Hansen moved to adopt the minutes from April 24, 2017 as presented. Motion carried.

ANNOUNCEMENTS

- Wyss Chiropractic (2031 S. Webster Avenue) will be having a Grand Opening June 24th, from 11:00a.m.–2:00p.m.
- Allouez Business Association Excellence in Business Awards winners:
 - Large Business – Assisted Living by Hillcrest (winner), Wilke Orthodontics (runner-up)
 - Small Business – Lox Stock n’ Bagel (winner), Green Bay Family Dentistry (runner-up)

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- Allouez Bellin Health Farmers' Market will begin June 15th and continue every Thursday through October 5th, from 3:30-6:30p.m. outside the Village Hall (1900 Libal Street)
- Bellin Run is June 10th. One of the gateway signs will be temporarily placed on Webster Avenue and a banner will be placed on Clay Street – letting the participants know they are in the village
- Allouez banners and wayfinding signs have been put up around the village.
- Miracle League opening day is June 3rd – field was refinished through private donations
- A community garden is going in at Langlade Elementary sponsored by the Allouez Lions Club
- AllouezFest will be June 11th at Green Ilse Park

PUBLIC APPEARANCES

None.

DISCUSSION: ZONING CODE PROJECT AND POSSIBLE STOPGAP

Staff met with The Brown County Planning Department to discuss the project and possible stopgaps. Brown County will work with staff on possible stopgaps, relating to mixed-use zoning and suggested the village draft a request for proposal (RFP). The RFP should identify the issues with the zoning ordinance, so that the consultants responding can advise how to address these issues in the responses. The village should aim to have an RFP approved by the Village Board in August so that it can be sent out in September, with the expectation of the consultant beginning work in January 2018.

Staff went over how mixed-use is currently allowed in the “C” Professional Office and Residence District” through a conditional use permit. This method would likely be utilized in the other zoning categories as a stopgap.

Plan Commission asked about the restrictions of “C” Professional Office and Residence District” versus the other zoning districts. The commission encouraged staff to continue working on this project and bring back potential stopgaps at a future meeting.

UPDATE ON GREEN BAY CORRECTIONAL INSTITUTION

Staff shared:

- The State Historic Preservation Office (SHPO) toured Green Bay Correctional Institution with village staff to educate on what can and cannot be done to the historically significant buildings on the property, should the property be redeveloped.
- SHPO is required to place a restrictive covenant on the historically significant structures if the property is sold, protecting the structures in perpetuity.
- Staff testified in Madison in support of the legislation proposed by Representative Steffen and Senator Lasee. The proposed legislation was being considered by the Assembly Committee on Corrections.

Discussion included:

- Local sentiments and statewide reactions
- Timeline of the proposal

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- Alternatives and existing needs of the facility

UPDATE ON ALLOUEZ WATERWORKS BUILDING LOCATED AT 535 GREENE AVENUE

The State Historic Preservation Office (SHPO) requires a restrictive covenant on the property prior to sale, but allows the village to be the author of the covenant. The village is looking to have a restrictive covenant drafted within the next few months. If a future owner wishes to pursue historic tax credits, they would then have to receive approval by the state.

REPORT/DISCUSSION: STANDING COMMITTEES

Staff provided an update on the Parks, Recreation, and Forestry Committee and the Public Works Committee.

Hansen / Kowalzek-Adrians moved to suspend the rules at 6:32p.m. and open up discussion for public comment. Motion carried.

Jim O'Rourke 2339 Oakwood Avenue

- Discussed the need for safe pedestrian access to the Fox River Trail from the St. Joseph Street and Allouez Avenue intersections on Riverside Drive.

Hansen / Kowalzek-Adrians moved to pick up the rules at 6:34p.m. and close public comment. Motion carried.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, June 26, 2017, 6:00p.m.

Agenda items: Discussion of zoning project and stopgap language for mixed-use, standing committees update/report, GBCI update, sign code amendment for billboards

ADJOURNMENT

Kowalzek-Adrians / Wheeler moved to adjourn at 6:38p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.