

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, April 20, 2016
Held at Village Office
154 N. Lexington Street
7:00 p.m.

1. Marcus called meeting to order at 7:00 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Bob Tennant (JEZC), Eugene Hausner, Greg Prem (JEZC), Michael Broh, Dan Vernon, and Brad Hutnik (JEZC).
Downtown Design members present: Shannon Radel, Yvonne Notbohm, and Paul Kardatzke.
JEZC members present: Sherryl Jones, and Jim Sprecher. Fred Iausley arrived at 7:17 p.m.
Others present: Wendy Crary, Todd Deibert, Shawn Kuhse, and Dennis Phillips.
2. Crary appointed minute taker.
3. Motion by Broh, second by Hausner, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the March 16, 2016 Plan Commission Meeting. Motion by Hutnik, second by Tennant, to approve minutes. Motion passed with all in favor.
5. Discussion and possible action on signs, awning, and exterior renovations for Dennis Alfred Phillips Art to Wear at 159 N. Lexington Street located within the Downtown Design District. Phillips reviewed his request with the Plan Commission and Downtown Design Committee and explained his intentions along with what colors he intends to have for signs and awning. Phillips also informed the Plan Commission and Downtown Design Committee that his original request included benches and planters in front of the building in the public right of way. Phillips no longer wishes to place any benches or planters in front and plans to place them in the side yard area where the fence used to be located. The height requirement for the awning was discussed. Marcus stated, "The frame meets the height requirement, however the valence will not, I interpret that from a practical standpoint the valence can be lower than what is required and that the frame must meet the height requirement". Marcus asked, "Which projecting sign is your preference?" Phillips replied, "I prefer the center of the front of the building". Motion by Notbohm, second by Hausner to approve the signs, awning, and exterior renovations for Dennis Alfred Phillips Art to Wear at 159 N. Lexington Street located within the Downtown Design District. Motion passed with all in favor.
6. Motion by Prem, second by Notbohm to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:22 p.m. Motion passed with all in favor.
7. Preliminary consultation with Shawn Kuhse for a Certified Survey Map (CSM) to adjust the lot line between parcel #032-0668 & #032-0669 located at E4747 & E4797 Riverside Drive, Town of Spring Green. Kuhse explained that the property owner is looking to buy property to add to his property and that when he spoke to Ed Lilla he was informed that a rezone of the property may be required as the parcel is existing non-conforming. Iausly stated, "This would be a good opportunity to bring it into the proper zoning district". The Plan Commission and JEZC discussed whether the property should be rezoned to bring it into compliance along with which zoning district would be best for the property. Prem pointed out that the hearing notice could reference more than one zoning district to cover all bases and that a decision on which zoning district could then be decided at the meeting after the hearing. The consensus of the Plan Commission and JEZC is to proceed with the CSM process and that the rezoning can be established based on the townships recommendation at the preliminary consult with the Town of Spring Green Plan Commission. No action necessary regarding this item.
8. Motion by Broh, second by Tennant to convene as the Plan Commission at 7:53 p.m. Motion passed with all in favor.
9. Discussion and possible action regarding off street parking requirements within the Village of Spring Green Zoning Ordinance. Marcus stated, "What prompted this agenda item was the request from Cornerstone Church to waive the required off street parking requirements". Marcus pointed out that very few properties within the B-1 Zoning District would be able to comply or be able to rebuild and meet the off street parking requirements. Marcus said, "I'm in favor of amending the ordinance for this reason". The Plan Commission discussed potential ideas for amendments. The consensus is to amend Section 5.03 Parking Requirements by adding "except B-1". Motion by Vernon, second by Hausner to publish for a hearing in May for the amendment stated to the Parking Requirements. Motion passed with all in favor.
10. General Public Comment: There was no general public comment at this time.
11. Adjourn. Motion by Tennant, second by Vernon, to adjourn at 8:16 p.m. Motion passed with all in favor.