

(Approved)

**PLAN COMMISSION
Minutes**

October 7, 2019

Brillion City Center

6:00 PM

CALL TO ORDER: Vice-Chairman Gerald Sonnabend called the meeting to order at 6:00 P.M.

ROLL CALL: Present were Lonnie Puskala, Al Ebert, Zane Zander, Gerald Sonnabend, Mike Buboltz, and Alderperson Joe Behnke. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Public Works Director Andy Geiger, and Building Inspector Paul Birschbach. Absent was Mayor Gary Deiter.

GUESTS:

Jonathan Brinkley from Excel Engineering.

APPROVAL OF THE AGENDA:

Motion – Behnke moved to approve the agenda. Seconded by Zander. Motion carried unanimously.

APPROVAL OF THE SEPTEMBER 9, 2019 PLAN COMMISSION MEETING MINUTES:

Motion – Ebert moved to approve the September 9, 2019 Plan Commission Meeting minutes. Seconded Zander. Motion carried.

CITY CENTER APARTMENT – PRELIMINARY SITE PLAN:

Jonathan Brinkley, Excel Engineering, explained he is working for Andy Dumke, Northpointe Development, on the site plan for the City Center apartment. They will bring the Final Site Plan to the November Plan Commission meeting for approval.

Brinkley explained because of the WHEDA Tax Credits financing for the project, seven (7) of the apartments require separate entrances. He explained the site is a tight fit and may require a variance for the setback. The request would be for the north side of the property. He explained the seven (7) three (3) bedroom apartments will require the setback variance.

Discussion followed on the variance on Center Street and the plans for it to be closed as was in the initial design of the City Center Project. It was stated that Center Street has higher traffic.

Zander questioned the type of rental and parking lots available. He voiced concern of needing two (2) spaces per apartment. Geiger explained City Code requires 1.5 stalls. He explained that currently there are 24 stalls for Dollar General. Once Dollar General moves there will be 24 more available. To meet City Code they cannot count off-site parking.

Discussion followed.

Brinkley explained when he comes back in November he will have more of the final building plans. They plan to design it to compliment the City Center design. Questions of fire protection, drinking water, and sanitary sewer were discussed. Brinkley explained there will be booster for water for the sprinkler system.

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ZONING CODE AMENDMENTS:

1. R-2 Minimum Lot Size:

No report.

B. Accessory Buildings:

No report.

C. Garden/Utility Sheds:

No report.

BUILDING INSPECTOR REPORT:

Birschbach reported on the following:

- Ariens Project at Plant #1.
- New mobile home on Circle Drive. The new mobile home now has tie downs to anchor the homes. There will be a new concrete slab poured for this reason.

OLD BUSINESS:

Birschbach reported on property maintenance violations follow ups.

Behnke asked if there has been any update from Dollar General. Geiger reported that building permits are being processed. Once the sale of the property takes place, building will begin.

NEW BUSINESS:

Buboltz questioned with the City Center Apartment Development if power lines along Custer Street if it is still necessary to have them above ground. It was suggested to have Geiger contact Wisconsin Public Service on this.

Geiger recommended with the development and variance request on the north side that sidewalk be required.

ADJOURNMENT:

The meeting was adjourned at 6:58 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer