Planning Commission Minutes
October 15, 2009

Call to Order:
The October 15, 2009 Planning Commission meeting was called to order at 5:00 PM by Chairman Herminath.

Adopt Agenda:
Motion by Henke, second by Gabert to adopt the agenda as presented. Motion carried. 8/0

Roll Call:
Those in attendance were Herminath, Henke, Renning, Gabert, Spilman and Gruetzmacher, Noel and Thompson.

Others in attendance: Hager, and Hanlon.

Approval of Minutes from 08/27/09:
Motion by Renning, second by Gruetzmacher to approve the minutes of 08/27/09 as presented. Motion carried. 8/0

Site Plan Approval 0 O'Reilly Auto Parts – N. Shawano Street:
Members reviewed the final site plan that was submitted for approval for a new auto parts store. The preliminary site plan was reviewed at the August meeting with no action being taken. Motion by Noel and second by Henke to approve as presented. .

Motion by Noel, second by Henke to approve. Motion carried. 8/0

Review Chapter 16 – Floodplain Zoning Ordinance and Recommend to Council for Approval: There were several changes required to be made to the Floodplain Zoning Ordinance, which included adopting the new FEMA maps for the Waupaca County portion of the City. Hanlon explained the process needed to adopt the changes was for the Planning Commission to approve the changes and recommend the document to the Council for a Public Hearing and adoption. After adoption, the entire ordinance will be published and the necessary paper work will be sent to the DNR for approval. Motion by Gqbert, second by Renning to approve the changes as presented and recommend the Council schedule a Public Hearing to approve and adopt the amended ordinance. Motion carried. 8/0

Review of the City of New London Waterfront Plan and Recommendation of the Resolution Adopting the Waterfront Plan: Hager began by providing some back round information on how the Waterfront Plan was created. Henke expressed concern that this plan did not address parking needs in the downtown area. Hager stated this plan was focused on just the waterfront areas and further studies would be required to include other issues. Renning asked if the advisory committee for this was made up from mostly downtown business owners and Hager advised that it was. The discussion that followed included issues with the trail under the Shawano Street bridge, having an architect or landscape architect providing some ideas to the Planning Commission and future use of the former Wolf River Lumber site. It was also brought up that the plan considered New London as a

bedroom community and members disagreed with that statement as there are several large employers within the City and people from other areas commute here to work. Motion by Spilman, second by Gabert to approve the resolution adopting the Waterfront Plan. Motion carried. 8/0

Discussion of Central Business District Design Guidelines:
A copy of Design Guidelines for the Downtown Business District from the City of Waupun were provided for members to review. Henke expressed a desire to have some control over what can be done by property owners when renovating existing buildings or constructing new buildings in the Downtown Business District. The consensus of the members was this was a good idea in concept, however; it was suggested some of the wording be changed to be more flexible. For example, changing the word shall to should. A revised draft will be prepared for the November meeting. No action taken.

Other Matters:
Herminath brought up the topic of a formal study being done of the Sanitary and Storm sewer systems and whether or not the funding could come from the sewer fund. Henke suggested this be addressed by the Board of Public Works.

Renning referenced Morack's discussion of the Economic Development Meeting at the Council meeting and requested that all Planning Commission members receive a copy of those minutes.

Adjournment:
Motion by Gabert, second Henke by to adjourn. Motion carried. 6/0
Meeting adjourned by Herminath at 5:50 p.m.