

MINUTES FOR PLANNING COMMISSION

A Planning Commission meeting was held on **Thursday, February 24, 2022 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI. Motion made by John Glynn, second by Remy Gomez to appoint Adam Gigous as Chairman for this meeting. All Ayes. Motion passed. Adam Gigous called the meeting to order at 5:30 PM. Present: Tina Thompson, Bryan Meyer (remote), Remy Gomez, Adam Gigous, and John Glynn. Also present: Building Inspector Shane Rolff. Absent: Brian Rice, and Mike Murray. Members of the public were in attendance and present via zoom at the following zoom link:

<https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmJLVFEFeb1dzVDNwdi91UHFYQT09>

APPROVAL OF MEETING MINUTES

Motion made by Thompson, second by Glynn to approve the Minutes from January 31, 2022. All ayes. Motion carried.

PUBLIC HEARING REZONING N. GLENDALE

- A. Public hearing, per Section 52-256(e), to consider rezoning of City owned property located on North Glendale Ave from C1-Conservancy to I-Institutional was opened at 532PM. Members of the public were present and wish to speak.
- John Rusch stated that he is against the rezoning and that cities should never get rid of parks.
- Kari Johnson stated that he father build the ball park and was against the rezoning.
- Pete Thorson stated he is against the rezoning.
- Bill Owen stated he is against the rezoning.
- Dan Beach had questions about how it may affect his property on Harrison St.
- Shirley Butt questioned the need to rezone and wants to keep the parks.
- Ann Nelson-Koch stated she's not in favor of the rezone and wants to keep the parks.
- Kathy Beach asked why it needs to be rezoned.

The planning commission reminded the audience that this public hearing is solely for rezoning the property and not about what will be built on the land. Also stated that the ball field that is on the railroad property will remain and a new ball park will be built at a new location. Public hearing closed at 555PM.

- B. Discussion and recommendation related to the rezoning of City owned property located on North Glendale Ave.

Gomez stated that he uses the ball parks on N. Glendale and reminded the audience that this meeting is only about rezoning the property. Rolff noted the Fire/EMS building has been discussed in Council for months and Council has vetted the property. Harrison St will continue to have access to the property.

Motion made by Gomez, second by Glynn to approve the rezoning of N. Glendale Ave. All Ayes. Motion carried.

PUBLIC HEARING CONDITIONAL USE ORDINANCE CHANGE

- A. Public hearing, Chapter 52, Conditional Use Permits ordinance amendment was opened at 650PM.

No questions from the audience.

Public hearing was closed 654PM.

- B. Discussion and recommendation on ordinance change for Chapter 52, Conditional Use Permit. Thompson reiterated that these changes will help future conditional use permits get approved faster and it will be less time the applicant needs to wait for approvals.

Motion made by Gomez, second by Thompson to approve the changes to conditional use permits. All ayes. Motion carried.

PUBLIC HEARING PARKING REGULATIONS ORDINANCE CHANGE

- A. Public hearing on proposed amendments to the City of Tomah ordinance regulating parking was opened at 658PM. Public hearing was only on ordinance changes 52-14 and 52-206 definitions and front yard parking. 52-116 parking requirements is put on hold.

Pete Thorson had questions on B1 district.

Public hearing was closed at 706PM.

B. Discussion and recommendation related to the proposed amendments to the City of Tomah ordinance regulating parking. Motion by Glynn, second by Thompson to approve ordinance changes for 52-14 and 52-206. All ayes. Motion carried.

CERTIFIED SURVEY MAP

- A. Motion by Meyer, second by Thompson to approve Certified Survey Map (CSM) for Robert Joyce, Description: A parcel of land located in lots 1, 2 and 3, Block 7, Nuzum's Addition, being part of the NE1/4-SE1/4, Section 5, T17N-R1W, City of Tomah, Monroe County, Wisconsin. All ayes. Motion carried.
- B. Motion by Thompson, second by Gomez to approve Certified Survey Map (CSM) for Alissa and William Scheerer. Description: A parcel of land containing 0.44 acres (19,079 sq. ft.). Lot 25 of Sunny Hills West. Located in the NE1/4-SE1/4, of section 31, T18N, R1W, City of Tomah, Monroe County, Wisconsin. All ayes. Motion carried.

DISCUSSION ITEMS

- A. Discussion on fence height restriction in street side yard for reverse corner lots was postponed.
- B. Discussion on allowing Butcher Shops as wither a permitted use or conditional use in Business Districts was postponed.
- C. Discussion on planning consultant(s). Motion by Glynn, seconded by Thompson to contract with Vandewalle & Associates.

ADJOURN

Adjourn at 720PM.

Submitted by:

Casey Skowronski

Casey Skowronski
Public Works and Utilities Bookkeeper

03/02/2022

Date