

March 27, 2017 (Plan Commission Meeting)

**PLAN COMMISSION MEETING  
MONDAY, MARCH 27, 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, Retzlaff, Ropp, Hansen, Wheeler, Nohr

Excused: Dart, Kowalzek-Adrians

Also Present: B. Lange, T. Fuller

MODIFY/ADOPT AGENDA

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

MINUTES FROM FEBRUARY 27, 2017

Staff provided updates regarding the projects discussed at the February meeting.

**Retzlaff / Hansen moved to adopt the minutes from February 27, 2017 as presented. Motion carried.**

ANNOUNCEMENTS

Fuller:

- The Comprehensive Bicycle and Pedestrian Plan has been approved by the Village Board. Formal adoption by the Village Board is scheduled for the March 28<sup>th</sup> Board meeting.
- Printed books of the new Zoning Chapter 475 are available to be checked-out. See staff following the meeting if you would like an available copy.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Objects to the group of "negotiators" and members of Public Works using the PDD (Planned Development District) to circumvent the zoning code. The Plan Commission should be in charge of planning. The state requires pedestrian access for all PDD projects. Access to the Fox River Trail at W St. Joseph Street specifically, needs to be improved, especially for the elderly and disabled.

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ACTION RE: 2016 ALLOUEZ PLAN COMMISSION ANNUAL REPORT

Staff provided a copy of the report, which included the additional paragraph in the introduction that highlighted how the Village Board received the recommendations of the Plan Commission in 2016 as was discussed at the last meeting.

The commission discussed the goal for this report:

- Shows the residents the roles of the Plan Commission
- Provides a dialogue between the Plan Commission and the Village Board
- Provides a self-assessment
- Provides an outline for staff on what the Plan Commission will be working on throughout the year

The Plan Commission requested the Village Board provide more clarification on which tasks are priority for the Plan Commission to focus on throughout the year, and as time is available.

The report should also include reports on other standing committees.

**Hansen / Retzlaff moved to approve the report and request prioritization of the action items by the Village Board. Motion carried.**

DISCUSSION OF ZONING CODE PROJECT

Staff said that Rebecca Roberts from the Center of Land Use Education (CLUE) suggested the next step for the zoning project be performing a self-audit. Questions were forwarded to the Plan Commission, as well as the 2010 report by UWGB students (“Strengthening a Community’s Identity: Analysis of Discrepancies between the Village of Allouez’s Comprehensive Plan and Zoning Ordinance”). The items noted in the report have been discussed among the committee in the past.

Items for self-audit include:

- A look at the Comprehensive Plan – The Comprehensive Plan was updated in 2015 and is consistent with the village goals.
- Discussion of development history – The Plan Commission has discussed this at previous meetings
- Review the zoning ordinance – staff asked what types of things the Plan Commission would like to see that is currently not in the ordinances. The Plan Commission suggested the following:
  - Street design standards
  - Provisions for mixed-use development
  - Provisions to accommodate existing non-conforming uses
  - Updated principles for transportation, specifically bicycle and pedestrian
  - Methods to facilitate high density development, when appropriate
  - Preservation standards for historic neighborhoods

Plan Commission maintained that this is a highly technical document that will require a professional planning firm. The budget might be used to make a formal assessment of the zoning code, what type of code is recommended, and to help develop an RFP (Request for Proposal).

Plan Commission would like to discuss at the next meeting:

- The approaches of other municipalities, specifically those dealing with infill development

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- What developers are looking for
- The Village Board's stance on the issue
- Timeline of events

#### UPDATE OF VILLAGE DEVELOPMENT PROJECTS

- Staff provided an update on the Surgery Center of Green Bay, the CP Center, and the Old Chapel Hill Apartments
- Staff is working on the Webster Avenue Streetscape Plan with GRAEF
- There may be additional Stadium Tax funds leftover
- No updates on village properties for sale
- New Marketing/Communications Intern and Code Enforcement Officer

#### NEXT MEETING DATE AND AGENDA ITEMS

Next meeting date: Monday, April 24, 2017, 6:00p.m.

Agenda items: Discussion of zoning project, road and facility project schedule and input, standing committees update/report, priorities given by the Village Board from the Annual Report

#### ADJOURNMENT

**Retzlaff / Hansen moved to adjourn at 7:01p.m. Motion carried.**

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.

