

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: December 5, 2022

### Report #1

The Planning Commission met at 4:00 p.m. on December 5, 2022 in the Council Chambers at City Hall and via remote audioconferencing. Members present included Chairperson Shane Blaser, Lee Thao, Ryan Austin, and Eric Daven; Susan Feith and Ben Goodreau attended via Zoom. Thaddeus Kubisiak was absent. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson and Alderperson Dennis Polach.

The meeting was called to order at 4:00 p.m.

1. Approval of the report from the November 7, 2022 Plan Commission meeting

Motion by Daven to approve the report from the November 7, 2022 Plan Commission meeting; second by Austin.

Motion carried (6 – 0)

2. Vandewalle & Associates – Wisconsin Rapids Recovery & Redevelopment Plan Update and progress report.

Kyle Kearns indicated that the economic recovery portion of the Plan was in its draft form. A joint meeting between Plan Commission, Council and the public may occur in early 2023.

3. **City of Wisconsin Rapids – 22-001275:** public hearing and action on a request from the City of Wisconsin Rapids to amend Chapter 11 – Zoning Ordinance of the revised Municipal Code, specifically related to surfacing of off-street parking and the use of gravel for certain land uses, including parkland and other natural resource type uses.

Mr. Kearns provided a summary of the proposed code amendment, recommending approval with the standards set forth in the staff report.

Public hearing opened at 4:06 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:07 p.m.

Chairperson Blaser asked about current non-conforming properties to which Kyle Kearns responded. Chairperson Blaser also stated that he was hopeful that discussions take place in the future regarding gravel surfacing on residential and industrial properties. Ryan Austin expressed his concerns regarding potential added costs that may be incurred for gravel containment barriers should standard (b) be included as a requirement in the code amendment, to which Chairperson Blaser concurred.

Motion by Austin to approve the request from the City of Wisconsin Rapids to amend Chapter 11 – Zoning Ordinance of the revised Municipal Code, specifically related to surfacing of off-street parking and the use of gravel for certain land uses, including parkland and other natural resource type uses, as proposed except for standard b.

- a. Gravel/Granite shall be permitted on a lot and not within the setbacks as described below. Areas within the right-of-way and required setback shall be surfaced with asphalt bituminous, concrete, or dustless material approved by the Zoning Administrator.
  - 1. Front yard: 10 feet
  - 2. Side yard: 5 feet
  - 3. Rear yard: 5 feet
- ~~b. A containment barrier or edging made of masonry, wood, or synthetic material shall be installed along the edges of the gravel surface.~~
- d. A minimum gravel layer 4 inches thick shall exist.

Second by Blaser.

Motion carried (6 – 0)

4. Adjourn

Motion by Thao; second by Daven.

Motion carried (6 – 0)

Meeting adjourned at 4:23 p.m.

Respectfully Submitted by Erika Esser, Secretary