



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Minutes

Plan Commission

Wednesday, July 25, 2018

6:00 PM

Council Chambers

I. CALL TO ORDER

The Meeting of the City Plan Commission was called to order at 6:00 PM by Chairman J. Nickels.

ROLL CALL

Present: 6 - Jim Brey, Mayor Nickels, Dan Koski, Jim Muenzenmeyer, Dennis Steinbrenner and Greg Jagemann

Absent: 2 - Dave Diedrich and Daniel Hornung

Staff Present: Paul Braun, Lisa Mueller, Jeremy Du Chateau

Others Present: Steve Pahmeier, David Pahmeier, Paul Radermacher, Gerald Runnoe

III. APPROVAL OF MINUTES

[18-0747](#)

Approval of the Minutes of the June 27, 2018 Plan Commission Meeting

Moved by Brey, seconded by Muenzenmeyer, to approve the Meeting Minutes of the June 27, 2018 Meeting. The motion carried by the following vote:

Aye: 6 - Brey, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Jagemann

IV. PUBLIC INFORMATIONAL HEARINGS

[18-0748](#)

PC 14-2018: Rummele's / Pahmeier, Request for a Change in Zoning from B-3 General Business to C-1 Commercial located at 4101 Calumet Avenue

P. Braun provided the background information for the rezoning request. P. Braun stated that at the May 23rd Plan Commission meeting the proposal was discussed in detail with no action by the Commission being taken. P. Braun explained that at the May meeting staff was not supportive of the zone change to just allow for the construction of a billboard. Staff stated at the May meeting that two of the Comprehensive Plan's main goals were to beautify the Calumet Avenue corridor and reduce sign clutter.

P. Braun explained that the owners of the property would like to rezone their property from the B-3 General Business District to the C-1 Commercial

District to allow for the placement of a billboard which are not allowed in B-3 District. P. Braun stated that the existing jewelry store is allowed in both zoning districts and that in addition to billboards being allowed in the C-1 District other uses that require outside storage would also be allowed. P. Braun stated that notices were mailed out to property owners prior to the meeting and that no comments were recieved.

Mayor Nickels asked the Commission if they had any comments. Discussion was held regarding if a bill board could be classified as a Conditional Use and that would eliminate the need to rezone the property. A Conditional Use could not be used for the placement of a bill board.

Mayor Nickels opened the public hearing portion of the meeting. No comments were provided by the public; Mayor Nickels closed the public hearing. Mayor Nickels asked for a recommendation from the Commission.

J. Muenzenmeyer stated that he will not be voting in favor of the zone change because he felt that it was a bad precedent to set to change the zoning just to allow for a bill board. Additional discussion was held by the Commission asking if there was another mechanism such as a Conditional Use permit that would allow the bill board but not affect the zoning.

Moved by Brey, seconded by Steinbrenner, to approve a change in zoning from the "B-3" General Business District to the "C-1" Commercial District for the property located at 4101 Calumet Avenue and instruct the City Clerk to schedule a public hearing for the August 20th Common Council meeting. The motion carried by the following vote:

Aye: 5 - Brey, Mayor Nickels, Member Koski, Member Steinbrenner and Member Jagemann

Nay: 1 - Member Muenzenmeyer

V. REFERRALS FROM COMMON COUNCIL

VI. OLD BUSINESS

VII. NEW BUSINESS

[18-0749](#)

PC 28-2018: Rummele's / Pahmeier / Sign Me Up: Request for an Animated Billboard located at 4101 Calumet Avenue.

P. Braun explained that the request for the animated billboard is related to the change in zoning request that was previously acted on by the Commission. P. Braun stated that if the change in zoning is not approved by the Common Council the request for the animated billboard will automatically terminate. He also stated that if the change in zoning is approved the effective date would be August 28th and after that date the sign permit could be issued.

P. Braun commented that the 288 s.f. proposed billboard meets all of the requirements of Section 15.450(14)h for separation distances and other requirements and that there are no issues other than the zoning would need to be changed to C-1 Commercial before the sign permit could be issued.

Moved by Brey, seconded by Koski, to authorize, pursuant to Section 15.450(14)h the issuance of a Special Permit to erect an Animated Billboard. The motion carried by the following vote:

[18-0750](#)

PC 27-2018: Request for Special Permit for an Animated Sign for Grace Lutheran Church located at 2426 N. Rapids Road

P. Braun explained that the request for the special permit is from Grace Lutheran Church. The church would like to replace their outdated manual reader board with a new animated sign. P. Braun stated that the Plan Commission is authorized to issue special permits for animated signs and that they also have the authority to waive the sign size.

P. Braun explained that the proposed sign meets all of the code requirements with the exception that the animated portion cannot be greater than 30% of the non-animated and animated sections combined square footage. The proposed animated sign is 36% of the total sign area. The Commission felt the larger animated sign is not out of character and is still within the intent of the sign regulations.

Moved by Muenzenmeyer, seconded by Steinbrenner, to Approve the Special Permit for the animated sign as represented in the sign application and to allow the animated sign area to be up to 36% of the total sign area. The motion carried by the following vote:

Aye: 6 - Brey, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Jagemann

[18-0751](#)

PC 25-2018: Gerald Runnoe Request to Purchase City Owned Property Located between Michigan Avenue and Spring Street. Parcel # 181-001-041.

P. Braun explained that the city-owned property is located in between Spring Street and Michigan Avenue, just south of North 14th Street. P. Braun stated that the Plan Commission reviewed the same request from G. Runnoe in 2006 and recommended selling the entire property to him at that time. The sale never occurred because Spring Street was scheduled to be reconstructed and G. Runnoe did not want to be responsible for the street costs. G. Runnoe's current request is for the southerly 2/3's of the property because he does not have a means to shovel the snow or cut the grass along Michigan Avenue.

P. Braun stated that G. Runnoe would like the property so that he could construct a garage for his personal use. P. Braun explained that the current

R-4 Single and Two Family zoning does not allow for a garage that isn't on the same lot as a residence so a change in zoning to I-1 Light Industrial would also have to occur to allow for the garage. P. Braun suggested that if the property is sold the City should place some covenants on it prior to the sale in order to control any future uses in the I-1 zoning district that may conflict with the adjacent residential uses in the neighborhood.

The Commission discussed the request and stated that they would like the entirety of the property be sold and that a small remnant substandard lot should be avoided.

Moved by Brey, seconded by Jagemann, to Approve the sale of the entirety of the property and to follow the 2006 recommendations of the Plan City Commission. The motion carried by the following vote:

Aye: 6 - Brey, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Jagemann

[18-0752](#)

PC 23-2018: Release of Easement Lot 1 & Lot 2, Block 7, Manitowoc I-43 Industrial Park Subdivision No. 3

P. Braun explained that the release of easement is related to a recent certified survey that realigned the property lines in preparation of a proposed land sale. The easement was created when the I-43 Industrial Park Subdivision No. 3 was platted and with the new lot layout the easement runs through the middle of the new lot. No utilities are present in the easement area and all the utilities have authorized the release.

Moved by Muenzenmeyer, seconded by Koski, to approve the release of easement. The motion carried by the following vote:

Aye: 6 - Brey, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Jagemann

[18-0753](#)

PC 26-2018: Ledvina / Golding Interest in Acquiring a 20' Pedestrian Way adjacent to Whitewater Drive

P. Braun explained that the City owned 20' pedestrian way is along Whitewater Drive in the Town of Manitowoc Rapids and was dedicated in 2001 as condition of approval for a Certified Survey. Mr. Ledvina and Golding are adjacent to each side of the pedestrian way; and both showed an interest in acquiring it to insure that the other couldn't purchase it. P. Braun continued to inform the Commission that he talked with both individuals and that each stated they are fine with the City retaining ownership but they wanted to be on record indicating their interest to purchase the land if the City was going to sell.

Moved by Koski, seconded by Steinbrenner, to report to the Council stating that the City retain ownership of the 20' pedestrian way and the letters from Mr. Ledvina and Mr. Golding be placed on file. The motion carried by the following vote:

Aye: 6 - Brey, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Jagemann

VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. City of Manitowoc / Vogel: SW ¼ SW ¼ Section 13, Township 19 North, Range 23 East, City of Manitowoc.

2. Schneider: Government Lot 3, Section 14, Township 19 North, Range 23 East, City of Manitowoc

3. Calumet Ave Manitowoc LLC: Part in the NW ¼, NE ¼, SW ¼ and SE ¼, Section 35, Township 19 North, Range 23 East, City of Manitowoc.

4. City of Manitowoc: I-43 Industrial Park, Sections 27 & 34, Township 19 North, Range 23 East, City of Manitowoc

5. City of Manitowoc: I-43 Industrial Park, Section 27, Township 19 North, Range 23 East, City of Manitowoc

6. Park Plaza TIC Rollup LLC: SE ¼ Section 25, Township 19 North, Range 23 East, City of Manitowoc

C. Summary of Site Plans:

1. SP 7-2018: Angelus Manitowoc – 200 E. Waldo Blvd , 22,851 s.f. new construction

D. Director's Report: No Report

IX. ADJOURNMENT

Moved by Jagemann, seconded by Brey, to adjourn at 6:40 PM. The motion carried by the following vote:

Aye: 6 - Brey, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Jagemann

Respectfully Submitted,

Paul Braun
Secretary

CAUTION TO PLAN COMMISSIONERS: The documents attached to this agenda are for your review in preparation for the City Plan Commission meeting to be held on the above date. Any discussion or communication between members of the Plan Commission by any means prior to the Commission meeting regarding these documents may be a violation of the open meeting laws.