

City Plan Commission

Wed, Mar 08, 2023 3:30PM • 6:51

Mayor Jake Woodford 00:00

All right, good afternoon. I now call to order the Wednesday March 8, 2023 meeting of the Appleton City Plan commission. Roll call a membership has been taken, and all are represented with the exception of Commissioner Robbins, who's excused.

Mayor Jake Woodford 00:19

We'll move on to approval of the minutes. Need a motion to approve the minutes? We have a motion and a second to approve the minutes. Is there any discussion? Okay, hearing none, all those in favor, please signify by saying aye. Aye. Any opposed? Hearing none, the motion passes and the minutes have been approved.

Mayor Jake Woodford 00:43

All right on to public hearings and appearances. First is item 23-0205 major amendment to plan development overlay district number 101 for the Meade Pond, LLC for 28 parcels located on East Pondview court. And to tell us about that is Don Harp. I'm sorry, which Mic do you have Don? Number seven. Okay, go ahead.

Principal Planner Don Harp 01:13

Okay, back in 2001, the property was zoned with the plan development overlay district. So, it's R1B single family district. And that allowed for the construction of 28 dwelling units under a condominium declaration. So, it's situated on one property where that land is owned in common and each individual owner owns their own dwelling unit.

Principal Planner Don Harp 01:38

Property owners now are initiating this request to change their customized development regulations to allow for the common land to be subdivided and inserting lot lines between the dwelling units through the preliminary plat, which is another associated action item that's on this agenda. And as a result of that, the customized development regulations would need to be amended to accommodate building setbacks to the side yards, lot coverage standards. Some of the terminology that was used in the original implementation plan that's attached to the staff report identifies condominium units. So, we're looking at cleaning that language up to bring it in alignment with the preliminary plat that would be looked at as the second item to help facilitate the individual ownership of land for each owner to own their own land with their dwelling units. So that's the rationale for the major amendment to the planned development regulations. It's more like a text amendment rather than a rezoning.

Principal Planner Don Harp 02:44

So attached to our staff report is those amended regulations. And with the process that would be going to Council for a formal public hearing, and after that, the owners would sign the implementation plan document, and then City's signatures and then it would be recorded along with a final plat that would come subsequent after the preliminary plat. So that's the brief presentation. So, if there's any questions, I'm happy to answer those questions.

Mayor Jake Woodford 03:19

Okay. So why don't we handle the public hearing and then we'll take up the action item. And then if folks have questions, commissioners have questions for staff, we can we can take it up then.

Mayor Jake Woodford 03:26

So, for now, this is a public hearing. Is there anyone who wishes to speak on this item? This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? Hearing none, I declare that public hearing closed.

Mayor Jake Woodford 03:44

Alright, we'll move on now to the associated action item. This is item 23-0206 Request to approve major amendment to plan development overlay district number 101 for the Meade—for Meade Pond LLC for 28 parcels located on East Pondview court. Is there a motion? We have a motion and a second to approve. Any discussion or questions from the Commission? All right. Alder Fenton.

Aldersperson Denise Fenton (District 6) 04:17

Thank you, Your Honor. And I guess I'll ask my question to the planner or—was, did the decision to do this have to be unanimous among the homeowners or...? I mean, was this a vote that—in other words, was there anybody against this?

Principal Planner Don Harp 04:37

No, not from the condo association. So, all 28 property owners signed the application to initiate this major change to the plan development regulations. So, there was unanimous approval by all owners.

Aldersperson Denise Fenton (District 6) 04:51

Thank you.

Mayor Jake Woodford 04:55

Any further discussion or questions? All right, well, I just want to take them an opportunity to thank Don for the work on this one. This is a lot of work if you look at the detail in the, in the materials just to make something like this happen in terms of the documentation and the process. Just a whole lot of work that went into it. So, appreciate the work of staff to pull this together. Thank you, Don.

Principal Planner Don Harp 05:23

Thank you, Mayor.

Mayor Jake Woodford 05:24

All right, we have motion and a second to approve. If there's no further discussion, we'll take a vote. All those in favor, please signify by saying aye. Aye. Any opposed? Hearing none, the motion passes unanimously. The item's been approved.

Mayor Jake Woodford 05:41

Alright, we have one more action item on our agenda. This is item 23-0207 Request to approve the Villas at Meade Pond preliminary plat as shown on the attached maps and subject to the conditions in the attached staff report. And this is associated with the presentation we just heard from Mr. Harp. So, any questions on this before we get it on the table?

Mayor Jake Woodford 06:09

Okay, I do need a motion on this item, please. We have a motion and a second to approve. Any discussion? Hearing none, all those in favor, please signify by saying aye. Aye. Any opposed? Hearing none, the item has been approved unanimously.

Mayor Jake Woodford 06:29

We have no information items. So, move on to item number seven. Is there a motion to adjourn? We have a motion. Is there a second? We have a motion and a second to adjourn all those in favor, please signify by saying aye. Aye. Any opposed? Hearing none, we are adjourned. Thank you everybody.