

WATERLOO PLAN COMMISSION – MINUTES
November 28, 2017

PUBLIC HEARING #1

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – RODNEY ABEL, PROPERTY LOCATED AT 540 HARRISON STREET. The Applicant, Rodney Abel, Owner Of The Property Located At 540 Harrison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of 12' X 16' (192 sq. ft.) Accessory Building. Mayor Thompson called the public hearing to order at 7 pm. Plan Commissioners attending: Thompson, Leisses, Crosby, Springer, Butzine and Reynolds. Absent: Lannoy. Others attending: Jeremy Wagner; Gary Duckert; Harland Walker; Steve Leistico; Bob Topel; Ron Griffin; Rod Abel; Jean Mosher; Lisa & Dan Hirschert and Clerk/Treasurer Hansen.
2. HEARING: ## Jean Mosher spoke in opposition saying the temporary shed erected at the time the two-story garage was built was never taken down and the garage height was taller than proposed at that time. She said three feet from the lot line was too close for the structure. Jean Mosher said Abel property tree branches should be trimmed. ## Dan Hirschert, 957 Jackson Street spoke in opposition. He presented pictures of the current garage, saying it dwarfs other garages on the block. He questioned the calculation of 30% of the yard being built-upon. He said measurements don't take into account that a deck is connected to the house. He said the temporary structure was up for four years. Lisa Hirschert said she obtained a copy of the garage permit and questioned if it matched what was built. ## Rod Abel said the color was to match the house. The Mayor questioned the definition of a temporary structure? ## Jean Mosher further questioned the location of the property line. Bob Crosby said the conditional use could require proof of lot line locations. ## Ron Griffin said the project replaced an eyesore. Crosby asked if the shed could be put on another part of the property.
3. ADJOURN PUBLIC HEARING. Mayor Thompson adjourned the public hearing at approximately 7:40 pm.

PUBLIC HEARING #2

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – ST. JOHN EVANGELICAL LUTHERAN CHURCH – WELS, PROPERTIES LOCATED AT 341 & 413 EAST MADISON STREET. The Applicant, St. John Evangelical Lutheran Church - WELS, Owner Of The Properties Located At 341 & 413 East Madison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of A 65' X 75.5' Fellowship Hall, And A 31' x 61' Canopy And Enclosed Entryway. Mayor Thompson called the public hearing to order at 7:41 pm. Plan Commissioners attending: Thompson, Leisses, Crosby, Springer, Butzine and Reynolds. Absent: Lannoy. Others attending: Jeremy Wagner; Gary Duckert; Harland Walker; Steve Leistico; Bob Topel; Ron Griffin; Rod Abel; Jean Mosher; Lisa & Dan Hirschert and Clerk/Treasurer Hansen.
2. HEARING. ## Bob Topel, chair of the church building committee was present to answer questions. ## Ron Griffin said storm water was not a problem.
3. ADJOURN PUBLIC HEARING. The Mayor adjourned the public hearing at approximately 7:42 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Mayor Thompson called the public hearing to order at 7:42 pm. Plan Commissioners attending: Thompson, Leisses, Crosby, Springer, Butzine and Reynolds. Absent: Lannoy. Others attending: Jeremy Wagner; Gary Duckert; Harland Walker; Steve Leistico; Bob Topel; Ron Griffin; Rod Abel; Jean Mosher; Lisa & Dan Hirschert and Clerk/Treasurer Hansen.
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES. MOTION: Moved by Butzine, second by Reynolds to approve the October 24, 2017 meeting minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. UNFINISHED BUSINESS
 - a. Uniform & Effective Enforcement Of The Building & Zoning Code: Policies To Achieve Desired Outcomes. No new information provided. No action taken.
5. NEW BUSINESS
 - a. Conditional Use Permit, Rodney Abel, Owner Of The Property Located At 540 Harrison Street, Is

Requesting A Conditional Use Permit To Allow For Construction Of 12' X 16' (192 sq. ft.) Accessory Building. MOTION: Moved by Springer, seconded by Butzine to recommend Council approval of the conditional use permit conditioned upon the applicant submitting a CSM for approval. ROLL CALL VOTE: Ayes: Leisses, Crosby, Springer, Butzine, and Reynolds. Noes: none with Lannoy absent. Motion carried.

- b. Conditional Use Permit, St. John Evangelical Lutheran Church - WELS, Owner Of The Properties Located At 341 & 413 East Madison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of A 65' X 75.5' Fellowship Hall, And A 31' x 61' Canopy And Enclosed Entryway. MOTION: Moved by Crosby, seconded by Leisses to recommend Council approval of the conditional use permit as presented. ROLL CALL VOTE: Ayes: Leisses, Crosby, Springer, Butzine, and Reynolds. Noes: none with Lannoy absent. Motion carried.

6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

- a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map. Noted.

7. ADJOURNMENT. MOTION: Moved by Springer, seconded by Butzine to adjourn. Approximate time: 7:50 pm.



Mo Hansen
Clerk/Treasurer