

## **PLAN COMMISSION MEETING APRIL 28, 2009**

The Regular Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members present: Jeff Flaws, Wanda Gosa, Jeff Roth, Alan Theis, John Meyer, Wilfredo Barreto, Dave Jennings and Patrick Hess.

Excused: Larry Rigden and Wayne Mcstrack.

Also Present: Deputy Clerk Wigderson and Ken Mace, 120 Cardiff.

The Plan Commission Chairman noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes of the Plan Commission meeting of March 31, 2009. Motion by Jeff Flaws to approve the minutes and waive the requirement of reading same, second by John Meyer, motion passed.

### **PUBLIC COMMENT**

No public comment.

### **REQUEST FOR APPROVAL SITE PLAN STATE FARM INSURANCE 214 S WALES ROAD**

**REQUESTED BY:** Clark Chiaverotti  
214 S Wales Road  
Wales, WI 53183

**PRESENTED BY:** No one.

**DISCUSSION:** This agenda item will be tabled until the next Plan Commission meeting. Concerns from the Village Engineer must be addressed before this agenda will be considered.

**MOTION:** No motion at this time. This items needs to return to Plan Commission for further review.

### **RECOMMENDATION TO AMEND THE PUD SECTION IN CHAPTER 17.0210(A)**

**DISCUSSION:** During the Chapter 17 reworking, the wording to allow a PUD in a Business District was dropped and this needs to be added. "and commercial areas in the B-2 Local Business District" shall be added after "residential areas" in 17.0210(A)

## **PLAN COMMISSION MEETING APRIL 28, 2009**

**MOTION:** Motion by Alan Theis to recommend approval of adding Section 17.0210(A)(1) during the Re-Codification of the Village of Wales Code of Ordinances, as submitted, second Wanda Gosa. Motion passed unopposed.

### **RECOMMENDATION TO AMEND THE PARKING SPACE SIZE IN CHAPTER 17.0603(B)**

**DISCUSSION:** A new first paragraph will replace the current wording on page #45 and will read, "The minimum dimensions for parking spaces shall be 9 feet by 20 feet, with the exception of 8 feet by 22 feet for parallel parking and 9 feet by 18 for angle parking, exclusive of the space required for access drives, sometimes called traffic aisles, and spaces provided for use by physically disabled persons.

**MOTION:** Motion by Jeff Flaws to recommend approval of Replacing Parking Space Size in Chapter 17.0603(B) of Village of Wales Zoning Code with the new wording during the Re-Codification of the Village of Wales Code of Ordinances, as submitted, second Alan Theis, Motion passed unopposed.

### **RECOMMENDATION OF APPLICATION TO AMEND THE MASTER LAND USE PLAN**

**DISCUSSION:** Wilfredo Barreto made the suggestion to add a revision date of the document on the footer of the application.

**MOTION:** Motion by John Meyer to recommend approval of the Application to Amend the Master Land Use Plan, with addition of the revision date, as submitted, second AlanTheis, Motion passed unopposed.

### **DISCUSSION IMPEMENTATION ACTION FOR SMART GROWTH**

**DISCUSSION:** The rest of these items will finished at the Special meeting on May 5, 2009 at the Village Hall. Throughout the entire document, "Consider" shall replace, "Evaluate." Page #1, the last box of "Detailed Planning" the time frame should be, "Future Consideration" and the seventh item should have "Village Board" for action and not "Plan Commission." For the last box under "Housing Supply" it will be removed and the sentence for the second box will read, "...of housing structure types, that would include design concepts such as Universal Design and Visitability and sizes..." For the "Housing Mix" all three actions should "Plan Commission" and the last time frame should be "Mid-term". "Housing Costs" all time frames should be "Future Consideration" and the last box shall read, "Where suitable, the Village may consider the inclusion of combination housing/office space, "live-work units (sometimes called "flex units) to housing as well as affordable office or work space for entrepreneurs" and the action for this item will be "Plan Commission." "House Size" remove "A higher percentage of" from

## **PLAN COMMISSION MEETING APRIL 28, 2009**

the first sentence and remove the last sentence. The "Plan Commission" will be the action. "House Transitioning" Plan Commission will be the action. "House Regulating" the time frame will be "Immediate" and Plan Commission will be the action. "Water Resources", replace "Continuing" with "Continue" and the second item will have the "Building Inspector/Village Engineer" as the action item. "Historic Village Center" the first time frame is "Immediate" and the last is "Short-term" and for action, the first and last will be "Historic Village Center Committee", and the third one will be "Plan Commission / Historic Village Center Committee." "Agricultural Resources" the time frame will be "Ongoing." "Natural Resources" the first time frame will be "Ongoing" and the second action item will be "Plan Commission." "Emergency Services" change the last action item to "Village Board." "Utility Services" the first time frame will be "Ongoing" and last will be "Mid-term" and for the first two action items add "Plan Commission" and "Plan Commission" will be for the last action item. The sentence for the last box shall read, "Consider the need to expand the sewer-service boundary to incorporate additional areas within the Village of Wales." "Park Services" the time frame shall be "Ongoing" and the "Park Board" shall be the action item. "Street System" all action items shall be the "Village Board" and the sentence in the last box shall read, "Continue to monitor traffic flow that responses to changing traffic needs."

### **RECOMMENDATION FOR CREATING HISTORIC VILLAGE CENTER SUBCOMMITTEE**

**DISCUSSION:** The Historic Village Center Subcommittee will not be a recommending Commission and can have as many or as little members as they see fit. This Committee will meet once Smart Growth has been completed. Plan Commission member have been asked if they wish to serve on the Committee. This is not a requirement. Jeff Flaws and Deputy Clerk Wigderson will work on a letter to be sent out to the Village residents in the Historic Village Center area and ask if they would be willing serve on that Commission. Jeff Flaws will talk to the Business group at their next meeting to see if any of members would be interested in serving on that Commission. Deputy Clerk Wigderson will take the Action items from the Implementation Action Schedule that relate to the Historic Village Center and put them in a document that can be used for direction of this committee.

#### **NEXT MEETING DATES**

Tuesday May 26, 2009

Tuesday June 30, 2009

#### **ADJOURNMENT**

Motion by Dave Jennings to adjourn, second by Alan Theis, motion passed, unopposed. This meeting was adjourned at 9:00 p.m.

Submitted by  
Pauline Wigderson, Deputy Clerk