

**CITY OF TWO RIVERS
PLAN COMMISSION
June 13, 2016**

MINUTES

The meeting was called to order by Chairman Buckley at 5:34 PM.

Present: Adam Becker, Chairman Gregory Buckley, David England, Kay Koach, City Engineer Jim McDonald, and Adam Wachowski.

Absent and excused: Jayne Rulseh.

Also present: Jeff Dezeeuw, Jesse Vanne, Marty Marchek, City Planner and Vicky Berg, Recording Secretary.

Review Extraterritorial Certified Survey Map located in the Southwest 1/4 of the Northeast 1/4 of Section 20, Town 20 North, Range 25 East, Town of Two Rivers, Manitowoc County, Wisconsin, submitted by Jeffrey DeZeeuw d/b/a Corner Point, LLC (surveyor)

Motion by Commissioner McDonald and seconded by Commissioner England to approve the Certified Survey Map subject to any requirements of the Town of Two Rivers and the County of Manitowoc. Upon a roll call vote, Ayes (6): Becker, Buckley, England, Koach, McDonald and Wachowski; Noes (0). Motion carried.

Review Extraterritorial Certified Survey Map located in the Southeast 1/4 of the Southeast 1/4 of Section 19, Town 20 North, Range 25 East, Town of Two Rivers, Manitowoc County, Wisconsin, submitted by Jesse and Jill Vanne (property owners)

Motion by Commissioner McDonald and seconded by Commissioner Becker to approve the Certified Survey Map subject to any requirements of the Town of Two Rivers and the County of Manitowoc and requiring the reservation of 33 feet of right-of-way for Viceroy Road. Upon a roll call vote, Ayes (6): Becker, Buckley, England, Koach, McDonald and Wachowski; Noes (0). Motion carried.

Review request for a Conditional Use Permit in the B-2 Business District for a storage garage and for indoor and outdoor storage of recreational vehicles at 3615 Lincoln Avenue, submitted by Kristy Moffatt (property owner)

Motion by Commissioner Wachowski and seconded by Commissioner England to recommend approval and forward to Council for public hearing with the following conditions:

- a. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
- b. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
- c. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
- d. This Permit is specifically issued to Kristy Moffatt and shall lapse upon a change in ownership of the subject premises. This Permit may be reissued to other only after proper application is made to the City as if this Permit was being issued anew.
- e. This Permit shall lapse should the land use described herein cease for a twelve (12) month period.
- f. Any conditions of this Permit which would normally be the responsibility of tenants of the premises shall be made part of their lease by the Owner, which lease shall contain provision for posting of the pertinent conditions to notify tenants thereof as may be necessary to carry out the conditions.
- g. Conditions of Operation:
 1. Outdoor storage is specifically limited to the area shown on the Site Plan.
 2. No more than ten (10) recreational vehicles may be stored outdoors.
 3. Indoor storage is specifically limited to recreational vehicles owned by others; and recreational vehicles and personal items owned by Ms. Moffatt.
 4. No sales, service or repair of recreational vehicles is permitted on the premises.
 5. No hazardous substances or materials as defined by federal, state or local law shall be brought upon, kept or used on the premises or about the structure, except for small quantities of gasoline or motor oil necessary for recreational vehicles.
 6. Signage in accord with the City's Sign Code.

Upon a roll call vote, Ayes (6): Becker, Buckley, England, Koach, McDonald and Wachowski; Noes (0). Motion carried.

Continue discussion related to zoning ordinance regulations related to average setback limits, minimum dwelling size and vegetable gardening

- a. Current zoning ordinance regulations related to "average setback" limits versus required minimum setback limits.

The draft ordinance would allow for the use of either the "minimum" setback or the "average" setback, whichever is less.

Motion by Commissioner Wachowski and seconded by Commissioner England to recommend approval of the ordinance and forward to Council for public hearing.

- b. Current zoning ordinance regulations related to "minimum" dwelling size.

The City's minimum dwelling size (800 square feet) in residential districts is similar to many other municipalities. A residential development project for dwellings of a lesser size may be addressed within the provisions of the Planned Development District or the Planned Unit Development District. No action was taken because a mechanism currently exists within the ordinances should such a development plan be submitted.

- c. Current zoning ordinance regulations related to vegetable gardening in front yards.

The Commission prefers the term "produce gardening" instead of "sustainable vegetable gardening". The definition should also include fruits and possibly grains.

Define produce gardening as an accessory residential land use which consists of an area of land used for the cultivation of vegetables, fruits and grains which shall not be offered for sale.

Discussion included to location on the premises, setbacks from property lines and public nuisance concerns. It was determined the front yard would not be an appropriate location for produce gardening. However, rear yards, interior side yards and street side yards would be permissible under certain conditions. Gardens in interior side yards shall be setback at least three (3) feet from the property line. Gardens in street side yards shall not extend beyond the required setback of the zoning district of the premises (example: 30 feet in R-1 District, 25 feet in R-2 and R-3 Districts).

Motion by Commissioner England and seconded by Commissioner Koach to direct staff to prepare a draft ordinance for review at the July meeting. Upon a voice vote, motion carried.

At 6:40 PM motion by Commissioner England and seconded by Commissioner Wachowski to adjourn. Upon a voice vote, motion carried.