

Plan Commission and Redevelopment Authority Meeting – July 13, 2016

The Joint meeting of the Plan Commission and Redevelopment Authority was called to order at 5:00 p.m. by Plan Commission Chairman Rick Jaeckels.

Roll Call:

Redevelopment Authority:

Steve Mueller	Greg Garton	Gerald Vanne
Mark Willems	Dexter Sattler	Bonita Rowland
Absent and excused Gary Mathes		

Plan Commission:

Rick Jaeckels	Tom Flemming	Joe Thiel
Steve Mueller	Clayton Thornber	Todd Schwarz
Absent and excused Joe Schoenborn		

Also in attendance City Clerk Helen Schmidlkofer, Roxanne Bieck and Calumet County Planning, Zoning and Land Information Director, Matthew Payette.

The Pledge of Allegiance was recited.

Moved by Mueller, seconded by Willems to approve the May 11, 2016 RDA Minutes with the amendment to change the date to May 11 and not the 10th. Motion carried.

Moved by Flemming, seconded by Thornber to approve the June 8, 2016 Plan Commission minutes. Motion carried.

Economic Development Update Provided by Calumet County Planning Department

Matt Payette, Director at Calumet County Planning, Zoning and Land Information Department provided economic development statistics regarding the City of Chilton and Calumet County. The reports included where Chilton residents are employed, types of jobs, earnings and industry sector. The report also included worker race, ethnicity, sex and educational attainment. Calumet County has held and will continue to host meetings to seek potential economic development models to be considered to better serve the residents in the county. Payette welcomed any input regarding county economic development. Hearing no comments or questions Payette exited the council chambers.

Review Request to Construct Shed at 241 E. Main and Review Nonconforming Use of Residence at 241 E. Main Street

The RDA and Plan Commission are jointly meeting to further discuss the zoning and building guidelines at 241 E. Main Street. The property owners John and Roxanne Bieck have presented their request to construct a 20' X 24' unattached shed at the May 11, 2016 Redevelopment Authority meeting and the June 8, 2016 Plan Commission meeting without a recommendation on how to proceed. The Plan Commission directed this joint meeting and requested Bieck to attend so that that all could work together for a resolution.

Chairman Jaeckels stated the property is zoned C-2 (Central Business District). The request does not conform to the Downtown Master Plan and zoning in the Central Business District. C-2 zoning does not allow for an unattached personal storage shed. It was noted at previous meetings that an alternative to the proposed unattached personal storage shed in C-2 would be a mini-warehouse. This would conform to

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zoning and setbacks for the property. A mini-warehouse has separate compartments that can be leased out to people who want to store items in them. In addition the residence has a non-conforming use.

DPW Schwarz noted that in the past a business (craft shop) was in the front of the main building and a residence in the back of the building at this address. Currently this is not the case. The entire building is used as a residence and does not conform to C-2 zoning.

Bieck said that she plans to open a craft shop and also seamstress services in the front of the residence. Following a brief discussion it was determined that this would take care of the non-conforming use.

Bieck also said the storage sheds or tent-like units were moved to a different area on the property in the meantime and once a garage or shed is constructed they would be removed. The camper will be off the property for the winter months and a vehicle was removed. She stressed the fact that they are trying to clean up the property.

General comments:

Would the City be willing to purchase this property for future development?

Could a tax incremental district be created to assist with development?

The City needs to define canopy type storage units (structure or not) and where they should be allowed

DPW Schwarz suggested that the property be rezoned to R-1, this would allow for a 1,200 sq. ft. garage. The proposed garage would be located within the City of Chilton Downtown Business District and would have to conform to the Architectural and Design Guidelines.

Discussion then took place to what zoning was in the neighborhood and if the R-1 (Single-Family Residential District) zoning would fit. Residential zoning currently does exist on two sides of this property. With that being said the group felt there wouldn't be a problem with the property owner's request to rezone to residential.

Consensus from this meeting was that the property owner agreed to work with the RDA and Plan Commission to proceed with improvements to the property by requesting to rezone the property from C-2 (Central Business District) to R-1 (Single-Family Residential District) and complete a home occupation application to conduct business in the front portion of the residence at 241 E. Main Street.

Update on Horizon Uptown Commons Phase II Project

Jaeckels informed the group that Horizon has filed for financing through the Federal Home Loan Bank of Chicago for a competitive grant called Affordable Housing Program. Horizon is looking to secure a grant from the Bank of Chicago in an amount not less than \$300,000. The City did approve future financial support for the Uptown Commons Phase II project so that Horizon could meet the June 2016 timeline and file the AHP application. Horizon will be notified in December or January if they received the grant.

Moved by Sattler, seconded by Garton to adjourn the RDA Meeting at 6:03 PM. Motion carried.

Moved by Thornber, seconded by Thiel to adjourn the Plan Commission meeting at 6:03 PM. Motion carried.

Helen Schmidlkofer, MMC
City Clerk