



ZONING and PLANNING COMMISSION MINUTES

Wednesday, September 13, 2023, at 6:00 p.m.

Ledgeview Community Center

3700 Dickinson Road, De Pere, WI 54115

A. CALL TO ORDER

The meeting was called to order by Chairperson J. Tenor at 6:00 p.m.

B. ROLL CALL

Members present were Chairperson Jan Tenor, Vice Chairperson Mark Handeland, Commission Members Kris Baran, Mark Chambers, Chris Culotta, Renee Van Rossum, and Alternate Member Jeffrey Thoms. Commission Member Mari McAllister-Charles was excused.

Staff present were Town Planner, Dustin Wolff and Clerk, Jennifer Broich.

C. AGENDA APPROVAL

Chairperson J. Tenor recommended approving the agenda as written.

Motion by M. Handeland to approve agenda with taking care of the New Business items before Old Business, **seconded by** R. Van Rossum. No further discussion. Motion carried in a unanimous vote, 7-0.

D. APPROVAL OF THE MINUTES

1. July 12, 2023

Motion made by M. Handeland to approve the minutes, **seconded by** M. Chambers. No further discussion. Motion carried in a unanimous vote, 7-0.

E. OLD BUSINESS:

1. **Review and make recommendation** on various updates Chapter 135 Zoning of the Town of Ledgeview Code of Ordinances related to change of use, Exterior Lighting, Greenspace Requirements, Permitted Uses, Temporary Uses and Noise.

Staff presented some of the updated changes that are recommended for Chapters 135 Zoning regarding Greenspace Requirements and Impervious Surfaces and the need for the change in the requirements as there have been a few issues with permitting and stormwater runoff problems.

Staff presented comparison information from the Cities of Green Bay & De Pere, Villages of Bellevue, Ashwaubenon, Howard, Hobart, and Allouez were presented. Commission members decided on requiring 43% greenspace. (which is 5% above the modeling standard). Would have language including the exception if you wanted to exceed it. Public Works and Engineering are creating language for the ordinance.

Staff presented some of the updated changes that are recommended for Chapters 135 Zoning regarding lighting and spoke about the challenges that have been coming up due to the current lack of lighting standards within the code.

Currently the only code has to deal with the light trespass, but nothing describing the lighting intensity or structure, or requirements for getting approvals.

Staff presented suggested verbiage and specific requirements that would be needed.

Commission members asked how the Town handles laser projections and holiday displays; and thought that commercial and industrial standards should be separate from residential.

Staff stated they would look into ways to handle laser projections and holiday displays, and also mentioned they are trying to get close to the IES standards.

Staff presented the need to update part of the code under 'Uses' and changing it to broader categories and broad classification of things versus the hundreds of specific uses that are listed there now.

The Town is looking at creating a matrix that will have all of those details listed based on the land use and zoning districts.

Staff requested the Commission review the noise information before next meeting.

No action taken.

F. NEW BUSINESS:

None.

G. STAFF REPORT:

1. Update on future agenda items.
2. Review Town Board decisions.
 - i. July 18, 2023
 - ii. August 07, 2023

H. COMMUNICATION BY COMMISSION MEMBERS

M. Handeland stated the Brown County Commission's August meeting discussed the future plans for Dickinson Road has been scheduled and mentioned that the Southern Connector on CTH GV has been moved up to 2027.

I. ADJOURNMENT:

Motion made by M. Chambers to adjourn, **seconded by** K. Baran. No further discussion. Motion carried unanimously, 7-0. Meeting adjourned at 7:33 p.m.

Next Regular Meeting: Wednesday, October 11, 2023, at 6:00 p.m.

Respectfully submitted,

Jennifer L. Broich

Jennifer L. Broich, Clerk

Town of Ledgeview, Brown County, WI

Approved at the October 11, 2023, Zoning & Planning Commission Meeting.

Approved at the October 17, 2023, Town Board Meeting.