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FREDONIA PLANNING COMMISSION MEETING MINUTES **MONDAY, April 8th, 2024 - 7:00 P.M.**

Fredonia Government Center – Village Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

1. Chairman Gehrke called the meeting to order at 7:02 PM, followed by the Pledge of Allegiance.
Commissioners present: Chairman Gehrke, Commissioner Dohrwardt, Commissioner Buvid, Commissioner Jaques.
Commissioners excused: Commissioner Weiland, Commissioner Bretl
Commissioners absent: Commissioner Wellskopf

2. Consent Agenda:

- a) **Motion to Approve Minutes from the Monday, March 4th, 2024, Planning Commission Meeting** made by Commissioner Dohrwardt.
Seconded by Commissioner Buvid.
Passed by a 4-0 vote.

3. Zoning Change:

- a) A Public Hearing at 7:00 PM to Hear Public Comment on and Reaction to the Proposed Rezoning of Portion of Parcel Number 090500122051 from A-1 General Agricultural/Holding District to I-1 Institutional.

Applicant: St. John's Lutheran Church

Agent: Same

Tom Paulus explained that the church wished to expand the existing cemetery.

- b) **Motion To Close Public Hearing** made by Commissioner Dohrwardt
Seconded by Commissioner Jaques.
Passed by 4-0 vote.
 - c) Discussion and Possible Recommendation to the Village Board of Trustees for the Rezoning of a Portion of Parcel Number

090500122051 from A-1 General Agricultural/Holding District to I-1 Institutional.

Applicant: St. John's Lutheran Church

Agent: Same

No discussion was had.

Motion to Recommend Approval to the Village Board of Trustees for the Rezoning of a Portion of Parcel Number 090500122051 from A-1 General

Agricultural/Holding District to I-1 Institutional made by Commissioner Dohrwardt.

Seconded by Commissioner Buvid.

Passed by 4-0 voice vote.

4. Action to Set a Public Hearing:

- a) Discussion and Possible Action to Set a Public Hearing to Hear Public Comment on and Reaction to a Proposed Change to Chapter 306: Flood Plain Management of the Village's Code of Ordinances.

Administrator Jenkins said this update to Chapter 306 is a federal and state requirement. The Village's flood plain ordinance has not been updated since 2008, and significant changes to maps and state and federal requirements obligate the Village to act. He shared that the DNR drafted the ordinance before the commission tonight, that the specific language must be adopted, except for one policy question regarding non-conforming structures in the flood plain. He asked: does the commission wish to see existing nonconforming structures built in a flood plain that are destroyed be rebuilt as either conforming or nonconforming. His recommendation is to allow residents to build back to conforming standards, which will hopefully lead to fewer buildings being destroyed by floods. Commissioner Dohrwardt felt that this update is housekeeping. He shared that there were items that give the Village discretion on how to apply the ordinance within the jurisdiction. He said the ordinance suggests that structures in the flood plain can be rebuilt to modern standards and then would stand up to floods much better. He would be in favor of this equitable way to handle rebuilding. Chairman Gehrke agreed.

Motion to Set a Public Hearing on Monday, May 6th, 2024, at 7:00PM to Hear Public Comment on and Reaction to a Proposed Change to Chapter 306: Flood Plain

Management in the Village's Code of Ordinances made by Commissioner

Dohrwardt.

Seconded by Commissioner Jaques.

Passed by a 4-0 voice vote.

5. Continued Review of Existing Sign Ordinance.

Commissioner Gehrke ran through Clerk Johnson's research regarding electronic signs. Administrator Jenkins highlighted that the current sign ordinance that had been provided was the totality of the ordinance, despite confusion at the previous meeting. He said that

this ordinance was common across like municipalities. He asked the Commission to consider whether the existing ordinance is sufficient, or, if they wanted to see changes, to provide staff with key takeaways so they can draft an ordinance. Commissioner Dohrwardt shared that he has realized LED signs are a new incarnation of signs. He felt that trying to fit LED signs within the descriptions in the current ordinance might be confusing and restricting to regular signs. He suggested a separate section within the sign ordinance that addressed LED signs specifically. He asked that staff make sure to include that LED signs are not to be aimed facing a residential area and that most instances should require a two-sided sign perpendicular to the road so as not to shine into business windows. Commissioner Jaques expressed concern about light pollution and agreed with Commissioner Dohrwardt on making an addition instead of muddying up the current ordinance. Commissioner Buvid said that grouping signs utilizing uplighting and light bulbs with LED signs doesn't make sense. Chairman Gehrke stated that he doesn't want an ordinance to micromanage every situation in the Village, but in this instance, he wouldn't object to creating an ordinance. Commissioner Dohrwardt moved that this topic be referred to staff to draft an ordinance relating to electronic signs. Chairman Gehrke asked staff to have an ordinance prepared for the next meeting.

6. Items for Future Consideration: Chairman Gehrke reminded the commission that there is a lot of work coming before this body in the future. He added that Dan Wellskopf decided to step down and asked for suggestions to replace him.

7. **Motion to Adjourn** made by Commissioner Jaques.
Seconded by Commissioner Buvid.
Passed by a 4-0 voice vote.

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Meeting adjourned at 7:23PM.