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FREDONIA PLANNING COMMISSION MEETING MINUTES MONDAY, March 4th, 2024 - 7:00 P.M.

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

1. President Gehrke called the meeting to order at 7:01 PM, followed by the Pledge of Allegiance.
Board Members Present: Daniel Gehrke, Donald Dohrwardt, Jerome Jaques, Blake Buvid, Troy Bretl, Dan Wellskopf.
Staff Present: Administrator Jenkins
Residents Present: Tom Paulus, member of the press.

2. **Motion to Approve Minutes from the Monday, December 4th, 2023, Planning Commission Meeting** made by Troy Bretl.
Seconded by Dan Wellskopf.
Passed by unanimous voice vote.

3. Certified Survey Map (CSM):

Administrator Jenkins gave an overview of the CSM proposed by St John's Lutheran Church. The CSM divides a 10-acre parcel into two lots: an 8.7-acre lot, to remain zoned as Agricultural, and a 1.9-acre lot to be rezoned as Public Institutional to be used to expand an existing cemetery. Mr. Bretl asked if the neighbors had been informed. Administrator Jenkins clarified that notification is part of the preparation for the public hearing. Mr. Dohrwardt asked what the tax status is on the existing parcel. Administrator Jenkins responded that currently, the property is zoned as Agricultural 1. If the CSM and rezoning requests are approved, the smaller parcel would be rezoned to Institutional and could qualify for tax exempt status.

- a) **Motion to Recommend Approval to the Village Board CSM# 2024-01: Combining 824-836 Fredonia Ave, Parcel Number 090500120006, and a Portion of Parcel Number 090500122051, Applicant: St. John's Lutheran Church, Agent: Same** made by Mr. Bretl
Seconded by Mr. Dohrwardt.
Passed by unanimous voice vote.

4. Action to Set Public Hearing

President Gehrke requested that the public hearing be set for April 8th due to a personal conflict.

- a) **Motion to Set a Public Hearing on April 8th, 2024 at 7:00 PM 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 made by Trustee Dohrwardt.
Seconded by Mr. Buvid.
Passed by unanimous voice vote.

5. **Review of Existing Sign Ordinance.** *President Gehrke asked the board to review the existing sign ordinance and consider if the Commission wished to see any changes. Mr. Dohrwardt pointed out a clerical error in the existing ordinance. Administrator Jenkins asked the Commission to provide clarity on the Zoning Administrator's authority to approve a sign. Mr. Dohrwardt stated that the content of the electrical signs was not covered in the existing ordinance. He said this was brought up in a joint meeting of the FGCC. Mr. Jaques stated there should be some guidance on LED lighted signs regarding brightness and direction that the signs face. Mr. Wellskopf suggested limiting the hours that signs could be illuminated. Mr. Dohrwardt suggested controlling lumens and perhaps the signs could tilt so as to not shine in residents' windows. There was some general confusion about whether there was a separate electronic sign ordinance, after further research it was discovered that there was no separate ordinance dealing with electronic signs, and there was very limited language pertaining to electronic signs in the existing ordinance. President Gehrke said he felt the existing ordinance could be clearer on the authority to approve signs. Mr. Dohrwardt talked about types of content allowed on Fredonia Government Center's electronic sign. Administrator Jenkins said that the Commission should consider the existing ordinance between now and the next meeting and come prepared with suggestions for changes.*

Motion to move the April Planning Commission Meeting From April 1st, 2024, to April 8, 2024, made by Mr. Bretl.
Seconded by Trustee Dohrwardt.
Passed by unanimous voice vote.

6. Items for Future Consideration: Sign Ordinance
7. **Motion to Adjourn** made by Mr. Dohrwardt.
Seconded by Mr. Wellskopf.
Passed by unanimous voice vote.