

City of Defiance Planning Commission

December 15, 2014, Meeting Minutes

ATTENDANCE:

Name	Title	Yes	No
Steve Graf*	Defiance City Planning Commission Chairperson	X	
Mark Hall*	Defiance City Planning Commission Vice-Chairperson <i>[Representative from Parks Board]</i>	X	
Paul Sulpizio*	Defiance City Planning Commission Member	X	
Drew Schindler*	Defiance City Planning Commission Member	X	
Dan Bohn*	Defiance City Planning Commission Member <i>(Representative to Zoning Board of Appeals)</i>	X	
Bob Armstrong*	Defiance City Mayor		X
Jeff Leonard*	Defiance City Administrator	X	
J. Roger Engel	Defiance City Zoning Board of Appeals	X	
Lee Rausch	Defiance City Engineer/Planning Commission Clerk	X	
Connie Seimet	Defiance City Planning Commission Secretary	X	

* Voting Members of Committee

OTHERS PRESENT:

Name	Company	Address	Phone No.
Rodney Wekkin	Menard Inc.	5101 Menard Drive, Eau Claire, WI 54703	719-876-2984
Rex Robison	City of Defiance	631 Perry Street, Defiance	419-784-2195
Jerry Hayes	Defiance County Economic Development	1300 E. Second Street, Defiance	419-784-4771

Chairperson Mr. Graf called the meeting to order at 4:30 p.m. with a quorum present.

ADMINISTRATIVE ITEMS:

- Mr. Sulpizio made a motion to approve the November 17, 2014, Planning Commission Meeting Minutes. Mr. Hall seconded the motion. The motion carried unanimously.
- Mr. Graf excused the Mayor from tonight's meeting.
- Administrative Activities: Mr. Rausch provided all with the Calendar of Planning Committee meetings for 2015.
- Clerk's Report:
 - o Mr. Rausch distributed the updated Zoning Code to all Planning Commission members, Mr. Engel and Mr. Robison. There will be a meeting with McBride Dale Clarion on January 26, 2015, at 5:00 p.m., to review the updated Zoning Code (which was effective 12/11/14). City Council and Zoning Board of Appeals members are also invited to the meeting on January 26th.

PLANNING ITEMS:

Planning Item 1 – MENARD’S STORAGE EXPANSION (from 11/17/14 meeting)

To review and comment on a proposed addition to the south side of the Menard’s Store at 8845 N. Clinton Street. This addition is to enlarge the outdoor storage area.

Mr. Graf read the item to all and referenced the site plan. Mr. Rodney Wekkin, Menard Corporation, was present. Mr. Wekkin said the two reasons they have decided to expand the site is that they own the area to the south of the current store and the volume of sales and traffic level at store. This expansion will improve the truck volume at the site as well.

Mr. Wekkin said they decided to move the detention pond rather than going underground with it, this would be a cost savings to them. Mr. Graf mentioned that during the Project Review meeting the site plan was reviewed and the detention pond was discussed. Mr. Rausch said the detention pond will be moved to the south, it will not change in size. The project engineer will add the EPA water quality requirements to the pond as well.

Mr. Leonard commented there were no concerns with the project during Project Review.

Mr. Leonard made a motion to accept the proposed Menard’s Storage Expansion project, seconded by Mr. Hall. All members voting aye, the motion was approved.

Planning Item 2 – REVIEW & RECOMMENDATION TO COUNCIL OF ALLEY VACATION:

Review and recommendation of alley vacation requested by Kevin Thompson, First Federal Bank: Property owner’s representative has requested to City Council the vacation of the alley between properties known as Lots 1, 2, 3 & 4 and Lots 5, 6, 7 & 8 of Block Seven in the Bouton and Others Addition to the City of Defiance. Said alley vacation is further described as follows: Being the entire 10.00 feet of the north – south alley adjacent to the lots described above. Said request is by Kevin Thompson, First Federal Bank of 601 Clinton Street. Received on November 12, 2014.

Mr. Graf read the item to all. The alley to be vacated would be the north/south alley that runs from Fifth to Juliet Street. First Federal owns all the surrounding properties. The alley will remain open.

Mr. Hall wanted to know if First Federal could sell the property and someone else close it. Mr. Rausch said that could happen. First Federal wanted to vacate the alley and not pursue a License to Occupy the Right of Way. First Federal will put guard posts up along the alley to protect the building occupied by First Insurance.

Mr. Hall was concerned with the fact that at one time there was an apartment building on the site and First Federal purchased the building and tore it down and put in a parking lot. He feels there should be a “check list” of some type that would outline that an alley was involved. Mr. Rausch agreed that they should have wrapped up any loose ends that would involve alley vacations. The alley running east/west had already been vacated.

Mr. Leonard mentioned the alley doesn’t serve a public purpose.

Mr. Engel mentioned there is a Toledo Edison easement in the alley.

Mr. Shindler made a motion to approve and recommend the Alley Vacation request to City Council, seconded by Mr. Hall. All members voting aye, the motion was approved.

OPPORTUNITY FOR PUBLIC INPUT AND DISCUSSION OF TOPICS:

- Mr. Graf asked if Estle Chevrolet was contacted regarding the removal of the curbs along their property. Mr. Rausch said he spoke with Mr. Estle and sent him an e-mail as well. Mr. Estle was to supply the City with a site plan. Mr. Rausch said the curbing would affect drainage. Mr. Rausch will follow with Mr. Estle, since there now seems to be activity at the site.
- Mr. Hayes wanted to mention that his office is working with the administration on the utilities for the Latchaw Drive area for potential development.

ADJOURNMENT OF MEETING:

A motion was made by Mr. Bohn, seconded by Mr. Leonard to adjourn the meeting at 4:46 p.m. All members voting aye, the motion passed and the meeting was adjourned.

Minutes respectfully submitted by,

Connie M. Seimet

Planning Commission Secretary

Lee P. Rausch
Planning Commission Clerk

Steve Graf
Planning Commission Chairperson