

**MINUTES OF THE PLANNING COMMISSION MEETING
HELD MARCH 23, 2016, 7:30 PM**

The meeting was called to order by Mayor St. Marie-Carls at 7:30 PM.

Members present: Mayor St. Marie-Carls, Alderperson Debbie Fliss, Commission Members Eric Stemwell, Rick Grubanowitch, Charles Buechel, Eric Manders and Tom Kiepczynski.

Members excused: None.

Also present: Alderman Mike McSweeney, Alderman Ray Klug, City Engineer/Director of Public Works Melinda Dejewski, Building Inspector/Zoning Administrator Craig Vretenar, Library Board Member Ann Carter-Drier, Robert Zingara, Richard Adamczewski, Andy Wendt, and other interested citizens.

1. Call to Order

2. Minute Approval

A motion was made by Alderwoman Fliss, seconded by Commissioner Stemwell to approve the minutes of the February 24, 2016 meeting. Motion carried.

3. Public Comment

There was no comment from the public in attendance. Mayor St. Marie-Carls provided an update regarding the possible lakefront development by Sherman Associates. There was an article in a local publication which she handed out copies of to the Commissioners along with a history of the lakefront developments. Mayor St. Marie-Carls informed the Commission that discussions with the Animal Hospital were continuing.

4. Updates for Commission (no action)

A. Landing at Park Shore – Transition Plan Update

Mayor St. Marie-Carls stated that there was an understanding between Bear and the Landing of what maintenance items Thomson Development has agreed to perform to finalize the land transaction with Bear. She wanted to make the Commission aware of the transition study which had been prepared to facilitate the transition of ownership from Thomson Development to the owners of The Landing. There was discussion on some of the items in the study. One item pointed out was that the foundation of the A-wing would remain since it has an access point for the underground parking garages.

B. Bear Development South Lake Drive

Mayor St. Marie-Carls stated that she had a conversation with Dean Fredrick of Thomson Development. He had indicated that the elevator shaft would be removed and that they are working with the Condo Board on how to implement the transition study. There was general discussion about the transition study.

C. Sherman Associated South Lake Drive Proposal

Mayor St. Marie-Carls stated that she had nothing further except the articles which she handed out earlier and that Sherman was working with the financial advisor of the City.

5. Discussion and Possible Action – Comprehensive Plan

A. Page H19 Update

Mayor St. Marie-Carls had City Engineer Dejewski hand out a corrected page. Commissioner Kiepczynski suggested to create an amendment history to track all the amendments. Alderman McSweeney inquired if the Council would receive the updated page. City Engineer Dejewski stated that they would. A motion was made by Alderwoman Fliss, seconded by Commissioner Buechel to place the updated page on file. The motion carried.

B. Other Possible Updates

There were no other updates.

6. Discussion and Possible Action – Applications date February 11, 2016

Re: Rezoning of County Park Land in the City of St. Francis

A. Bay View Park

B. Greene Park

C. Oak Leaf Trail (Sheridan Park) From E. Lunham Ave extended to

E. Howard Ave Extended

Mayor St. Marie-Carls had Building Inspector/Zoning Administrator Vretenar explain the applications. He explained that these applications were to have the parks in the proper zoning classification. A motion was made by Alderwoman Fliss, seconded by Commissioner Grubanowitch to place the application for Bay View Park and Greene Park and to recommend to the Council to change the zoning from IU to IU-SU. The motion carried. A motion was made by Alderwoman Fliss, seconded by commissioner Buechel to place on file the application for the Oak Leaf Trail and recommend to the Council to change the zoning from PUD to IU-SU. The motion carried.

7. Unfinished Business

A. 4235 S. Nicholson Avenue Site – RFP Review

1. RFP Review – Updated Site Plan from Brinshore

2. Library Site and Parking

Mayor St. Marie-Carls gave an update on the portion of the CDA meeting where these projects were discussed. There was a consensus on the CDA that the developers should come back to the CDA with a financial proposal ; essentially a letter from each developer stating what their financial need would be from the City.

City Engineer Dejewski then explained the discussion from the Library Board meeting. She stated that the Library believes it needs additional parking but a part of it needs to be on the same side of the street as the Library. Many of the patrons are elderly and need to have parking in close proximity to the entrance to the Library which is easy to traverse (i.e. no stairs or significant slope). Commissioner Kiepczynski stated that the street gets many parked cars during large events. Library Board Member Carter-Drier stated that they wanted parking on their side of the street for seniors. If the parking is across the street, it defeats the purpose of having it closer. Mayor St. Marie-Carls reminded the Commission that the proposals from the developers include parking for the Library. Library Board Member Carter-Drier stated that the Library wants to do the parking on their side no matter what is decided by the City. Commissioner Stemwell inquired who would be paying for the parking – the Library or the City. Alderwoman Fliss said that would have to go to the Council for direction. Commissioner Stemwell stated that this is an opportunity. The Library needs parking and he does not want to miss the opportunity to have additional parking for the Library if it is needed. This issue needs to be firmed up.

Commissioner Grubanowitch stated that before the discussion gets too far, he wanted to state that now that the former City Hall is completely removed the site looks big and he does not want the City to rush into anything. He is not in favor of WHEDA workforce housing. Commissioner Stemwell thought that to go back now would be unfair to the developers. They had made presentations and invested a lot of time and to reject their proposals was not in good faith. Commissioner Manders stated that the developers stated that market rate housing would not work on the site. Alderwoman Fliss wants development to move forward quickly and both appear to be good developments. Mayor St. Marie-Carls stated that she went back to the Comprehensive Plan and found some statistics: the Plan states that unemployment rates should go down; the City needs newer higher-quality affordable development; 60% of the housing stock is pre-1960; and working people have increased buying power. She stated that there are 4 conditions to review: lakefront view, history and culture, KK corridor – does it fit? She has seen Bay View utilize WHEDA participation on some of their housing. Commissioner Stemwell stated that if the proposed development did not have

WHEDA participation, then the City would have to participate more. There then was general discussion regarding the funding of the development and what type of development would be appropriate for the site including whether TIF funding should be considered by the CDA.

A motion was made by Alderwoman Fliss, seconded by Commissioner Kiepczynski to recommend to the CDA that the Planning Commission recommends that a workforce-type housing development be on the 4235 S. Nicholson Avenue site with a public amenity such as a park, a portion of parking to be shared with the Library, the density of the housing to be 25 units or less and that more detailed financial plans including any TIF assistance requests be submitted to the CDA for their review and recommendation back to the Planning Commission. A roll call vote was requested. Commissioner Manders – yes; Commissioner Grubanowitch – no; Commissioner Stemwell – yes; Commissioner Kiepczynski – yes; Alderwoman Fliss – yes; Commissioner Buechel – yes; Mayor St. Marie-Carls – yes. The motion carried.

8. Adjourn

A motion was made by Commissioner Buechel, seconded by Alderwoman Fliss to adjourn. Motion carried. Meeting adjourned at 8:45pm.