

**MINUTES OF THE PLANNING COMMISSION MEETING
HELD APRIL 27, 2022, 6:00 PM**

Members Present: Mayor Ken Tutaj, Alderman Steve Wattawa, Commission Members Eric Stemwell, Tom Kiepczynski, Tim Niemiec and Charles Buechel.

Excused: Richard Lentz.

Also present: City Administrator Mark Johnsrud, City Engineer/Director of Public Works Melinda Dejewski, City Attorney Paul Alexy via telephone.

1. Call to Order

The meeting was called to order by Mayor Tutaj at 6:00pm.

2. Minute Approval

A motion was made by Alderman Wattawa, seconded by Commissioner Buechel to approve the minutes of the January 26, 2022 meeting. Motion carried.

3. Correspondence

None.

4. Discussion and Possible Action

A. Special Use Application – 2320 E. Layton Avenue – B2 to B2-SU

City Administrator Johnsrud stated that this is a unit in the former Keren property at E. Layton Avenue and S. Pennsylvania Avenue. The applicants have submitted an application for occupancy under new ownership and a new business name which started the review. The Zoning Code has been updated since the original business was permitted in the building. Under the current code, it is a legal non-conforming use. Further, the current Zoning Code does not allow for a loan agency in any zoning district. To be able to consider the use under a Special Use zoning, the Zoning Code would first need to be amended to allow the use as a Special Use under the General Business (B2) zoning. In addition, the Comprehensive Plan recommends desirable retail businesses for this area. The proposed use does not conform with the Comprehensive Plan.

A motion was made by Commissioner Kiepczynski, seconded by Alderman Wattawa to deny the application for a change of zoning at 2320 E. Layton Avenue from B2 to B2 Special Use to permit a loan agency due to the proposed use not being a currently permitted use in any zoning district or permitted under a special use in any zoning district and non-conformance with the Comprehensive Plan and to set the date of the public hearing.

Discussion on the motion: It was clarified that the business can continue to operate until the Common Council acts on the application after the public hearing.

Motion carried.

B Special Use Application – 4698 S. Whitnall Avenue, Suite 5 – B2 to B2-SU

City Administrator Johnsrud stated that this location is in Whitnall Square and is currently a nail salon. The nail salon has changed ownership but not the name. It is the only nail salon in the area. It is a permitted use in the General Business zoning as a special use so the Zoning Code would not need to be amended to allow the proposed use. There have not been any issues in the past with the proposed use and the change in ownership will have little impact on the area.

A motion was made by Commissioner Niemiec, seconded by Commissioner Kiepczynski to recommend to the Common Council to approve the application for a change of zoning at 4698 S. Whitnall Avenue, Suite 5 from B2 to B2 Special use and to set the date of the public hearing. Motion carried.

C Set Public Hearing Date for Front Yard Decorative Fence at 4548 S. Delaware Avenue

City Administrator Johnsrud stated that the owner has requested to place a fence in the front yard setback. The Zoning Code requires a public hearing and notification of properties within 100 feet.

A motion was made by Alderman Wattawa, seconded by Commissioner Buechel to set the date of the public hearing as May 25, 2022. Motion carried.

5. Discussion Only

Powerline Trail Extension Into City of St. Francis

City Engineer Dejewski stated that there is an existing Powerline Trail that utilizes former We Energies power and/or We Energies rail corridors to create a trail system through the area. This is a multi-modal trail system. The concept is to extend it easterly to connect to the Oak Leaf Trail and the Nojoshing Trail which would complete the east-west leg. The communities that are impacted by the extension are Milwaukee County and the cities of Milwaukee, West Allis, Greenfield and St. Francis. There is funding from the Bipartisan Infrastructure Law for a study to find the best route for the trail expansion. This is for informational purposes because a request to participate in the study may come forward and have to be acted upon quickly. This gives the Planning Commission time to consider the concept. No action was taken on this item.

6. Unfinished Business

None.

Adjourn

A motion was made by Alderman Wattawa, seconded by Commissioner Stemwell to adjourn. Motion carried. Meeting adjourned at 6:30pm.