



**PLEASE TAKE NOTICE** that there will be a City of Lodi Plan Commission meeting held on Tuesday, May 11<sup>th</sup>, 2021 at 6:30 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

### Plan Commission Minutes

1. Call To Order

*Rich Stevenson called the meeting to order at 6:30pm.*

2. Virtual Etiquette Announcement

3. Roll Call

*Commission members present: Peter Tonn, Ted Lee, Rich Stevenson, Ann Groves Lloyd, Nick Strasser, Ken Detmer.*

*Commission member excused: Jennie Larson*

*Staff present: Stephen Tremlett - MSA, Zoning Administrator, Julie Ostrander - Director of Administration, Brenda Ayers – City Clerk*

4. The Pledge Of Allegiance

5. Public Input

*None.*

6. Approve Minutes from April 13<sup>th</sup>, 2021.

*Motion by Lee, seconded by Groves Lloyd, to approve the minutes. Motion passed 6-0.*

7. Discussion on City's Zoning Map update and potential actions necessary to resolve zoning issues.

*Tremlett reviewed the staff memo, dated May 7<sup>th</sup>, 2021, and noted the City may be placing the map online inclusive of links to approved General Development Plans (GDPs) and Specific Implementation Plans (SIPs). Stevenson asked about the railroad property lacking zoning, and Tremlett confirmed that no classification on two previous maps dating as far back as 2008. Detmer asked if the minutes were reviewed for approvals of the identified duplex lots that are identified in the R-1 zoning district. Tremlett verified the past minutes and approvals were reviewed, but no information had been given regarding zoning designations. Tonn stated it would be confusing to leave the duplex lots in R-1 zoning when they were clearly identified as duplex on the plat and built as such. Stevenson agreed. Tonn asked if the City rezones these properties would the property owner and the neighboring properties get notified prior to the meetings. Tremlett stated by ordinance the property owners and properties within 200 feet will be notified of the public hearing. Groves Lloyd stated it makes total sense to rezone the duplex properties to R-2.*

*Tonn requested the industrial land use color change so the railroad corridor (designated as I-3) would not stand out so much on the map. Stevenson added the I-2 and I-3 colors are very similar and greater variation is desired. Tremlett stated he would revise the color palette for the industrial properties.*

*Tonn asked if the Traditional Neighborhood Overlay standards are used on a case-by-case basis. Tremlett stated that the overlay standards are used for all properties within the overlay boundary with the underlying zoning district used for use and other regulations not modified by the overlay standards. Detmer stated this is the conversation they had when the City created the overlay –specifically, not going to get every property to compliance. Tonn asked how often the overlay standards have been an issue in getting approvals for development. Tonn and Stevenson noted a couple potential cases were it had been a discussion item. Detmer asked for clarification on if the overlay is only R-1 zoned properties. Tremlett clarified that the memo and map reviewed both the R-1 and R-2 zoned properties [in the overlay] using the most restrictive lot width/size standards (i.e., R-1 standards). Tonn proposed allowing for redevelopment with reduced minimums, but retracted this idea due to concerns this would pose on neighboring properties. Tonn also suggested allowing redevelopment using the existing footprint even if it does not meet the minimum standards. Tremlett stated that he would not be opposed to allowing redevelopment using the existing footprint if Plan Commission has interest in amending the overlay district regulations. Strasser thinks the zoning administrator's staff report clearly shows the current overlay is a mess and not working. Tonn questioned if Plan Commission wants to really relook at this entire overlay at this time. Tremlett summarized that he will prepare for the rezone of the existing lots built as duplex that are in the R-1 zoning district and identify I-3 for the railroad property lacking a designation, and will prepare for the zoning map update to finalize the update to the map. The discussion on the overlay district we be tabled until a later date.*

8. Discussion on City's Ordinance Section 340-12 (Temporary Uses), regarding potential amendment to address temporary uses not currently regulated (outdoor display and sales; garage sales).

*Tremlett reviewed the staff memo, dated May 7<sup>th</sup>, 2021. Stevenson stated he thinks 12 days of garage sales per property in plenty within a residential neighborhood. Strasser asked if subsection B(2) should require approval by the city clerk. Further discussion initially suggested removal of subsection B(2); however, after thinking through the application it was determined that this subsection should remain but remove the "must be approved by the city clerk". Tonn stated there are plenty of commercial properties already offering outdoor displays and sales. Stevenson noted there have been several cases where outdoor vendors have come up but no direction was given because no concerns or issues were raised. Detmer suggested it be handled through a sellers permit and keep it out of the conditional use permit process. There was some question on if the current sellers permit [in the Direct Merchants section of Lodi Code of Ordinances] covers these items. Ayers noted the ordinance needs to be updated. Strasser stated we should wait until the sellers permit ordinance is updated before we move forward with the temporary outdoor storage sales amendment. Stevenson noted there are already two mobile vendors on residential properties and we have to watch what we do here as it could affect those sites. Tonn stated the City could find a place to host these mobile vendors, which has been done in other municipalities. Groves Lloyd and Strasser like this idea. All agreed more discussion is needed on this topic, and no further action is necessary at this time.*

9. Update and Discussion on Zoning Administrator Report (zoning inquires or permits approved since the last meeting, on-going City project updates, and requests for future agenda items).

*Tremlett read the April zoning administrator report, dated May 4<sup>th</sup>.*

10. Adjourn

*Motion by Strasser, seconded by Lee, to adjourn. Motion passed 6-0, meeting adjourned at 7:56pm.*

APPROVED