

VILLAGE OF STOCKHOLM
PLANNING COMMISSION MEETING
STOCKHOLM VILLAGE HALL

MONDAY, JULY 5, 2018
8:00 AM
MEETING MINUTES

John Myklebust, Village President and chairperson of Planning Commission, called the meeting to order at 8:07 and roll call was taken. Present were commission members John Myklebust, Deb Aune, Mary Ellen West, Alan Nugent, and Wally Zick.

1. Additions/Deletions to the meeting agenda: John Myklebust requested that an additional item be added to the agenda. He requested discussion and consideration of a rezoning of two B-1 properties north of Second street and on the west side of Spring St back to R-1 zoning. Alan Nugent moved that this item be added to the agenda, Wally Zick seconded the motion, motion carried.

2. Review and expected action on revisions to B-1. B-2 Zoning Ordinance. Revision r3.07.02.18 of the Comprehensive Zoning Ordinance 2016 was reviewed and discussed.

Suggested revisions included additional sentence to subsection Zoning Building Permits 2.4 (g) reading as “The Planning Commission shall not unreasonably deny an application due to differences of opinion regarding the property owner’s design choices.”

Subsection 3.30 Purpose-wording added “and must be consistent with the goals of the Smart Growth Plan.”

Subsection 3.31 Heading for Principal Permitted Uses re-named as B-1 and B-2 Principal Permitted Uses. Subsection 3.33 renamed as B-1 and B-2 Prohibited Uses- delete liquor stores, B. delete firearms or ammunition, C. add for “for hire” after “storage of...”, G. “Warehouses and storage facilities (excluding collection opens to the public ...)", J. More than four long-term units per building or more than six lodging or short-term rental units per building, Add “Q. No residential use (on B-1 and B-2 properties) without a store front on the first floor.”

Subsection 3.35 Additional B-2 Prohibited Uses- B. add liquor stores.

Subsection 3.36 Minimum Lot Area and Requirements-New paragraph regarding Public Sidewalks added at end of subsection requiring public sidewalks on B-2 properties, pro-rating costs of sidewalk to each B-2 property owner, village use of reasonable efforts to minimize undue hardship to B-2 property owners when designing, constructing and imposing assessments for public sidewalks.” Planning Commission members discussed possible alternative sidewalk materials which might be less expensive than concrete.

Subsection 5.4 (7) Parking Spaces-Additional requirements for location of parking spaces on business property including required parking to the side or rear of building whenever possible and no parking spaces between buildings and roadways unless no other reasonable alternative exists. Planning commission members agreed that location of parking spaces behind or to the side of buildings is consistent with the character of Stockholm as described in the Smart Growth Plan.

Alan Nugent moved that the Planning Commission forward the proposed revisions in the Comprehensive Zoning Ordinance dated July 5, 2018, to the Village Board for their review and consideration. After the Village Board reviews and takes action regarding the proposed revisions at their July meeting, a Public Hearing regarding the proposed changes to the zoning ordinance would be scheduled by the Village Board.

3. Planning commission members discussed the rezoning of two B-1 properties on Spring Street/County Road J north of Second Street back to R-1. Members viewed the possible rezoning of the two properties to R-1 as an effort to balance the business and residential use within the village, given the request to rezone three B-2 properties on Highway 35. John Myklebust moved that the rezoning of these two B-1 properties back to R-1 be sent as a recommendation to the Village Board for their consideration and review. Wally Zick seconded the motion, motion carried.

4. Set-back for B-1 and B-2 zones- John Myklebust proposed a language change in the zoning ordinance about set-backs in the business zones. He proposed that the current “No requirements for set-back” to a zero (0) foot set-back” from the right of way.

5. Motion to adjourn: Mary Ellen West moved that the meeting be adjourned, Deb seconded the motion, motion carried.