

**Minutes
Plan Commission Meeting
April 25, 2016
7:00pm**

Chair Busse called the meeting of the City of Monona Plan Commission to order at 7:00pm.

Present: Chair Aldm. Jim Busse, Mr. Grif Dorschel, Mr. Robert Stein, Mr. Dale Ganser, Mr. Chris Homburg
Excused: Mr. Dennis Kugle, Aldm. Holmquist
Also present: City Planner & Economic Development Director Sonja Reichertz

Approval of Minutes

A motion by Mr. Stein, seconded by Mr. Dorschel, to approve the minutes of March 28, 2016 carried with no corrections.

Appearances

There were no appearances.

Unfinished Business

A. Consideration of Action on Sign Permit Requests for Gordon Flesch at 2501 Kilgust Road. (Tabled 3/28/16)

Mr. Homburg abstained from this item.

A motion was made by Mr. Stein, seconded by Mr. Dorschel to remove this item from the table. The motion carried.

Fadi Hayek of Zingg Design presented the signage requests for two wall signs and a landscape ground sign. Staff reported that all three requested signs are consistent with regulations of the sign code, and that Plan Commission approval is required per the zoning permit for recent building and site alterations at the site.

A motion was made by Mr. Dorschel, seconded by Mr. Ganser to approve three signs for Gordon Flesch at 2501 Kilgust Road, as proposed, according to Section 13-1-220 of the Monona Municipal Code of Ordinances with the following findings of fact and conditions of approval:

Findings of Fact:

1. Two wall signs are allowed because the building fronts on more than one street.

Conditions of Approval:

1. The existing landscape ground sign shall be removed.
2. All required electrical permits shall be obtained.

The motion carried.

New Business

A. Public Hearing and Recommendation to City Council on Ordinance Amendment Required by State and Federal Law to Title 13, Chapter 2, of the Monona Municipal Zoning Code Regarding Floodplain and Shoreland-Wetland Zoning.

Planner Reichertz reported that a new Flood Insurance Study (FIS) has been completed for Monona with a new volume title and effective date. This new FIS invalidates the old FIS that is currently referenced in Monona's code. The need to reference the new FIS volume number and date is due to changes in the Lower Wisconsin Watershed. The changes do not impact Monona's Flood Insurance Rate Maps (FIRMs) or regulations in any way. Referencing the new FIS will keep Monona in good standing in the National Flood Insurance Program (NFIP).

Mr. Homburg asked what data was updated that caused a change in the FIS. Planner Reichertz replied that the DNR informed her that the changes were based upon updated stream studies in the Lower Wisconsin Watershed.

A motion was made by Mr. Homburg, seconded by Mr. Ganser to recommended approval to the City Council of the revised Floodplain and Shoreland-Wetland zoning ordinance as proposed, to incorporate the revised Flood Insurance Study volume number and effective date.

The motion carried.

Reports of Staff and Commission Members

A. Staff Report Regarding Status of Development Project Proposals.

Staff provided a memo with updates on recent and future development projects.

B. Plan Commission Requests for Information Concerning Development Projects.

The Commission discussed the process for recodification of the entire Monona Municipal Code of Ordinances and review of sections specific to planning and zoning. An initial review will be scheduled for May 23, 2016. There are no applications for the May 9th meeting.

Adjournment

A motion by Mr. Dorschel, seconded by Mr. Stein, to adjourn was carried. (7:19 pm)

Respectfully submitted by:
Sonja Reichertz, City Planner