

TOWN OF CAMPBELL  
SPECIAL  
PLANNING AND ZONING COMMISSION  
APRIL 28, 2016

PRESENT:

Pat Post          Steve Hockenbery      Terry Schaller      Mitch Brohmer      Jacob Burch  
Zoning Administrator Chad Hawkins          Deputy Clerk Cassandra Hanan

EXCUSED:

Jonathan Konkell, Joe Weitekamp

Chairperson Pat Post called the meeting to order at 6:04 p.m.

Steve Hockenbery made a motion to open public comment. Terry Schaller seconded the motion. The motion carried 5-0.

Attorney Bryant Klos spoke on behalf of Carroll Johnson, 1310 Caroline St. Mr. Klos spoke regarding a letter that he sent to Planning & Zoning Commission members asking for Residential "A" to be a permitted use for those properties already in existence in the Commercial District. Mr. Klos presented a zoning map showing other properties that are zoned Commercial and are currently being used as residential.

Town Board Supervisor Bob Wolfert, 904 Susan Pl., stated that he didn't think the original intent of the zoning ordinance was to be restrictive but to allow for those residential uses in the Commercial District and to prohibit people from living in commercial structures.

There was some discussion about the option of issuing Conditional Use Permits for current residential properties in the Commercial District.

Mr. Klos stated that issuing a Conditional Use Permit would be devaluing the property.

Mr. Klos presented a future land use map from the Town's Comprehensive Plan. He stated that Mr. Johnson's property is listed as Residential on the map. There was some discussion about whether the map showed the property as Residential or Mixed Use.

There was discussion about what the terms of a Conditional Use Permit would be.

Mr. Klos stated that when the Town adopted its own zoning, residential use was removed as a permitted use in the Commercial District. Pat Post stated that the Town created this problem and she feels that the Town should rectify it.

Steve Hockenbery made a motion to close public hearing. Terry Schaller seconded the motion. The motion carried 5-0.

The only item on the agenda was: Consideration of an Ordinance to repeal Sections 17.36(2)(g), 17.37(3)(f) and 17.38(2)(f) and to amend Chapter 17.11(4), 17.31(2)(e), 17.32(3)(e) and to create Sections 17.17 and 17.36(3)(c) of the Code of Ordinances of the Town of Campbell relating to: restoration of non-conforming structures, parking provisions, lot and width sizes in the Residential "B" and Residential "C" Districts, and to allow for permitted uses in the Residential "A" District as a Conditional Use in the Commercial District.

Jacob Burch made a motion to not approve the current wording of the ordinance regarding permitted uses in the Residential "A" District as a Conditional Use in the Commercial District and to hold a public hearing regarding an amendment to allow existing residential uses to be permitted uses in the Commercial District. Pat Post seconded the motion. The motion failed 2-3.

There was some discussion regarding the wording of the ordinance and the motion that was made.

Terry Schaller made a motion to not approve the current wording of the ordinance regarding permitted uses in the Residential "A" District as a Conditional Use in the Commercial District and to hold a public hearing regarding an amendment to allow existing residential uses to be permitted uses in the Commercial District. Jacob Burch seconded the motion. The motion carried 5-0.

A Special Planning & Zoning Commission meeting will be held May 17, 2016 at 6:00 p.m. to hold a public hearing on the possible amendments to the Town of Campbell zoning ordinance.

Steve Hockenbery made a motion to adjourn. Terry Schaller seconded the motion. The motion carried 5-0.

These minutes have not been approved.  
Cassandra Hanan