Plan Commission Meeting
Monday, March 4, 2024
5:30p.m.

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

1. **Call to Order, Roll Call:** Chairman San Felippo called the meeting to order at 5:30 pm. Commission members present included Mike San Felippo, Jeff Schultz, and Peter Lederer. Barbara Ruege attended virtually. Steven Masslich attended at 5:34 pm. Village employees present included Clerk/Treasurer Stephanie Waala. For additional attendees see attached sign in sheet.

2. **Discussion and Possible Action to approve the February 22, 2024, meeting minutes.**

   Member Schultz made a motion to approve as submitted, motion was seconded by Chairman San Felippo. Motion carried 4-0.

3. **Discussion related to Village Zoning Ordinances.**

   President San Felippo informed the board that at the prior meeting R-1 was reviewed related to the 4 points needed. Additionally, it was discussed about changes to fencing related to corner lots. Should fences be allowed on side lots as well as fencing around pools. He was unable to look into the restrictions put in place by the state. Member Ruege informed the board that residents let their dogs run around and sometimes they go onto the sidewalks. They would appreciate this change.

   Chairman San Felippo informed the board that John had previously given an example ordinance about temporary storage units. They would need a permit similar to trailer parking on streets. Currently the proposal does not have a section about construction or timeframes. Member Masslich pointed out in section d(3) it shows timeframes for residential and commercial. Chairman San Felippo suggested getting more examples to reference when creating the section.

   Member Schultz inquired as to potentially changing section 38-69(3) to include metal roofing. Chairman San Felippo informed the board that currently it is not listed, but has seen metal roofs in the village.

   Chairman San Felippo informed the board that R1 compared to R2 has differences in lot frontage, minimum square footage, and garage maximums. Member Masslich informed the board that the national average is 240 sq ft for a one car garage. Member Ruege expressed concern for elderly residents and are they wanting to have a two car garage as they don't drive anymore. Member Masslich suggested potentially changing R-1 to only require a one car garage. After further discussion it was decided that a change to section 38-70(3)(d)(2)(ii) be 500 square feet.

   Chairman San Felippo informed the board that they would be moving on to the fencing section. Asked Director Lederer for his preference related to corner lots. Director Lederer expressed his concern about

building in the right of way and would prefer the larger setback of 5 feet. Clarification was added in the ordinance to state the side yard is the non address facing side of the lot.

4. **Adjourn**ed at 6:22 pm.

Items on the Agenda may be taken out of order as listed. Created by Stephanie Waala on 03/05/2024.

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings.

From: Van Horn, Michele A - DNR (Mia)
To: msanfelippo@randomlakewi.com
Cc: Von Holdt, Crystal L - DNR; plederer@randomlakewi.com; Waala, Stephanie S - MUN; Stern, Andrea K - DNR
Subject: Village of Random Lake Floodplain Zoning Ordinance Update Needed
Date: Monday, March 4, 2024 11:02:00 AM
Attachments: 2024RandomLakeFPOrdAdoptionNoticeFIRM_FIS.pdf
image001.png
image002.png
image003.png
image004.png
image005.png
2024Sheboygan_Ordinance_Adoption_Timeline.xlsx
2024SheboyganPanelList.xlsx
OrdChecklistwCRS.docx
2022Model ord with TOC_Final03-01-24.docx

Mr. San Felippo

Your community recently received a Letter of Final Determination (LFD) from the Federal Emergency Management Agency (FEMA) regarding the updated Flood Insurance Rate Maps (FIRM) and flood insurance study (FIS) for Sheboygan County.

As part of the map changes, your community will need to update the local floodplain zoning ordinance by *August 28, 2024*. The Department of Natural Resources (DNR) is here to assist with this process. The attached letter outlines the steps involved to update and adopt the ordinance and explains what all the other attachments are for. The letter also contains references to the ordinance adoption procedures required by state law.

Please plan ahead to allow for the time needed to complete the adoption process before the deadline. The ordinance needs to be legally adopted by the community and approved by the DNR and FEMA prior to August 28, 2024.

If you have any questions, feel free to reach out to Crystal Von Holt, copied above, or at (920) 410-3181. She will reach out in the next few days to offer to draft the ordinance update for the village, free of charge.

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