

**Special Plan Commission Meeting**  
**June 21, 2016, 7:00 pm**

**Call to Order:** The meeting was called to order at 7:15 pm by Village President/Plan Commission Chair, Vickie Boehnlein

**Roll Call of Officers:** Officers present were Village President/Commission Chair, Vickie Boehnlein, Plan Commission Members, Paul Utecht, Don Tuhy, Clem Gottsacker, and Village Clerk Julie Lesar. Member Don Gotcher was excused. A quorum was established. Also in attendance were Building Inspector Roger Kison and DPW Superintendent Daniel Birenbaum.

**Open Meeting Law Compliance Check:** This meeting is in compliance with the Open Meetings Law of the State of Wisconsin.

**Pledge to Flag, Moment of Silence:** All in attendance stood for the Pledge of Allegiance and moment of silence.

**5. Approval of Minutes:**

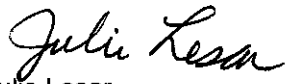
- a. Plan Commission April 25, 2016** – A motion was made by Boehnlein and seconded by Gottsacker to approve the minutes as presented from April 25, 2016. Ayes – Boehnlein, Gottsacker, Utecht, Tuhy, and Lesar; Noes – none; Motion carried.

**6. Agenda Items:**

- a. Introduction and discussion of proposed zoning ordinance text amendment to repeal and recreate § 270-10.F of the Code of the Village of Belgium regarding temporary use regulations.** - Boehnlein introduced the proposed zoning ordinance changes. The first being § 270-10.F temporary use regulation. She explained that this was created to cover new activities taking place in the Village. The first allows for special events such as a carnival or circus in an A-1 Agricultural District, I-1 Institutional District, P-1 Park District and all business districts. We currently do not have an ordinance that covers this activity. Per Village Attorney, Gerry Antoine, typically if a temporary event is held in a community, a temporary permit is issued to regulate this type of event. The Village has a resident that would like to host a circus this summer. The second thing the ordinance would allow for is temporary outdoor sales. The only allowance we currently have is for an Agricultural farming area to sell goods and produce. This change would allow for food sales provided the activity is in compliance with all other codes, regulations and ordinances. Antoine drafted the ordinance based on other communities. The time and day restrictions can be changed if the committee chooses. The committee must also decide who will approve the permit and the number of days to submit an application for an event. Boehnlein further explained that the Village has a number of residents with temporary storage containers on their properties. The Village currently does not have anything in place to regulate these storage "pods". The proposed ordinance outlines the size restrictions, location of and the number of days for use, and also who would issue the permit. These are recommendations and the committee needs to decide on these guidelines. Boehnlein opened the floor for discussion. After some discussion it was decided to have the Village Board approve permits for temporary construction offices and shelters and special events. The Village Clerk will issue permits for temporary storage containers. Permits for temporary construction offices and shelters and special events should be submitted 30 days before the event and permits for temporary storage containers must be submitted 7 days before beginning the temporary use. The committee also agreed to allow 30 days for temporary outdoor sales. The fees for temporary use permits will need to be determined by the Finance and Personnel Committee. These proposed changes will be forwarded to Antoine so that he can make the changes for the next Plan Commission meeting.
- b. Introduction and discussion of proposed zoning ordinance text amendment to create § 270-34.0 of the Code of the Village of Belgium to allow art studios and art galleries as a conditional use in any residential district.** - Boehnlein explained that there is an interested buyer of the former Town of Belgium Hall located on Main Street. The property is currently zoned RD-1, single family residential. The buyer would like to open up an art studio on this property. Boehnlein stated that because of the many limitations of this property, an Art Studio would be a very good option. The proposed ordinance amendment would allow a property owner to apply for a conditional use permit to operate an art studio or gallery in a residential district. An application would need to be completed and go before two Plan Commission meetings and a public hearing before it can be approved. The Plan Commission would discuss and approve the hours of operation and make sure the business operations do not cause problems for neighboring properties. Neighboring properties will be notified and allowed to speak to this at a public hearing.

**Motion to Adjourn:** A motion to adjourn at 7:45 pm was made by Boehnlein and seconded by Gotcher. Ayes- Boehnlein, Gottsacker, Utecht, Tuhy, and Lesar; Noes – none; Abstain – none. Motion carried.

Respectfully submitted,



Julie Lesar  
Village Clerk  
Approved Plan Commission meeting 6/27/2016