



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final

City Plan Commission

Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete

Wednesday, July 25, 2018

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

PRESENT: 6 - Cory Mason, Christina Hefel, Marvin Austin, Jason Meekma, Trevor Jung and Sam Peete

EXCUSED: 1 - Mario Martinez

Approval of Minutes for the June 27, 2018 Meeting

[0559-18](#)

Subject: (Direct Referral) A request by Thomas Stout of GNT Jewelry and Loan seeking a conditional use permit to operate a pawnbroker and convenient cash business at 2504 Douglas Ave. (PC-18)

Recommendation of the City Plan Commission on 5-30-18: That the request by Thomas Stout of GNT Jewelry and Loan seeking a conditional use permit to operate a pawnbroker and convenient cash business at 2504 Douglas Avenue be denied as the location of the pawnbroker/convenient cash has a zero foot buffer from a residential district where a 250 foot buffer is required.

Recommendation of the City Plan Commission on 7-25-18: That the request by Thomas Stout of GNT Jewelry and Loan seeking a conditional use permit to operate a pawnbroker and convenient cash business at 2504 Douglas Avenue be denied as the location of the pawnbroker/convenient cash has a zero foot buffer from a residential district where a 250 foot buffer is required.

Fiscal Note: N/A

Attachments: [\(0559-18\) ABM Pawn Broker 2504 Douglas Ave.](#)
[\(0559-18\) 2504 Douglas Ave. Review & Recommendations - July 2018](#)
[\(0559-18\) Pawn Shop Regulation Tables](#)
[\(0559-18\) Pawn Shop Survey](#)
[\(0559-18\) 2504 Douglas Ave. Submittal](#)
[\(0559-18\) 2504 Douglas Ave. Public Hearing Notice](#)

Mayor Mason reminded the Commission of their action at the previous Plan Commission meeting. He stated the Common Council referred the item back to the Plan Commission.

Associate Planner Jeff Hintz explained the request and stated the Commission reviewed this item at their June 5th meeting. He reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive land use designation for the property, and photos of the site and surrounding area and also reviewed how the requested use was treated by other municipalities. He stated the 250 foot separation from residential makes the use ineligible for the requested location. He stated there are other areas within the city that would allow for a pawnbroker business.

Sadowski stated that based on the findings of fact, the recommendation is to deny the request. The request does not conform with a number of the required findings of fact (also attached to this item as "(0559-18) 2504 Douglas Ave. Review & Recommendations").

Nicole Larsen, Deputy City Attorney, reiterated that this request abuts and is adjacent to residential properties and pawnbroker and convenient cash businesses are prohibited at this location because of the requirement. She stated the Commission does not have the authority under the current ordinance to allow for the conditional use permit at the requested location.

Mayor Mason stated that the Commission is required to review the findings of fact when approving conditional use requests.

Mayor Mason gave courtesy to Alderman Smetana to speak.

Alderman Smetana stated he would like the item to be deferred to work on a possible change to the current ordinance.

In response to Mayor Mason, Sadowski stated that if the application were denied, the applicant can apply again in 12 months unless extenuating circumstances were to occur such as a change to the ordinance.

A motion was made by Alderman Meekma seconded by Commissioner Austin to recommend denial of the request. The motion PASSED by a Voice Vote.

[0767-18](#)

Subject: (Direct Referral) A request by Kim - Eun Kyung Youn of Asiana Restaurant (Sara Vego, agent) appealing an approval of the Downtown Area Design Review Commission of an externally illuminated projecting sign at 423 Sixth Street. (PC-18)

Recommendation of City Plan Commission on 7-25-18: That the

decision of the June 6, 2018 meeting of the Downtown Area Design Review Commission be upheld and that the sign be approved subject to the sign being externally illuminated.

Fiscal Note: N/A

Attachments: [\(0767-18\) ABM 423 6th St. Sign Appeal](#)
[\(0767-18\) 423 6th St. Submittal](#)

Sadowski explained the request. He stated the property is within the Downtown Design Review Area and also within the Sixth Street Historic District. Sadowski explained the difference between non-contributing properties and contributing properties and gave a background on the Downtown Design Standards. He stated the building is a contributing property to the district as it adds to the historical integrity and understanding of the historic district.

Sadowski reviewed the sign request and stated it is for an internally illuminated sign. He stated the Downtown Area Design Review Commission (DADRC) approved the request subject to the sign being externally illuminated in order to preserve the history of the building and the district. Staff is recommending that the City Plan Commission uphold the decision of the DADRC.

Commissioner Hefel stated she liked the sign as presented however sees the confusion with what is allowable with certain properties in the historic district. She stated that there needs to be better communication with the standards.

A motion was made by Alderman Meekma, seconded by Commissioner Peete, to recommend that the approval of the the DADRC be upheld. The motion PASSED by a Voice Vote.

[0768-18](#)

Subject: (Direct Referral) A request by John Conner of John Conner Co. LLC seeking an extension of an approval of a conditional use permit to establish offices, a showroom, and a shop for a plumbing company at 3457 and 3449 Douglas Avenue. (PC-18) (Res. 0253-18)

Recommendation of the City Plan Commission on 7-25-18: That the request by John Conner of John Conner Co. LLC seeking a 12-month extension from July 5, 2018 of Resolution 0236-17 for an approval of a conditional use permit to establish office, a showroom, and a shop for a plumbing company at 3457 and 3449 Douglas Avenue be approved.

Fiscal Note: N/A

Attachments: [\(0768-18\) ABM Extension of CUP 3576-3449 Douglas Ave.](#)
[\(0768-18\) J.Conner Extension Request](#)

Sadowski explained the request along with its location and current zoning. He stated other plans such as the landscaping plan is still needed and the request is for a 12-month extension from July 5th.

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to recommend approval of the extension. The motion PASSED by a Voice

Vote.[0769-18](#)

Subject: (Direct Referral) Consideration of the approval of a zoning use table as a reference aide in the interpretation and administration of the Zoning Ordinance (Municipal Code, Chapter 114). (PC-18) (Res. 0254-18)

Recommendation of the City Plan Commission on 7-25-18: That the document titled "Permitted, Conditional, and Accessory Use Table" be adopted as a reference aide in the interpretation and administration of the Zoning Ordinance (Municipal Code, Chapter 114).

Fiscal Note: N/A

Attachments: [\(0769-18\) ABM Zoning Use Table - Updated 07.26.2018](#)
[\(0769-18\) Permitted, Conditional, and Accessory Use Table](#)

Sadowski stated a table was created by staff as a reference to the Zoning Ordinance. He stated the table was for reference only and as changes are made to the ordinance, the table will also be updated.

Atty. Larsen stated that a sentence should be added to the table that states if there is a conflict between the ordinance and the table, the ordinance will overrule.

A motion was made by Commissioner Jung, seconded by Alderman Meekma, to recommend approval of the request and accept the amendment offered by Atty. Larsen, the motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:05 p.m.