

CITY OF GLENDALE — PLAN COMMISSION
Wednesday, May 29, 2019

The City Plan Commission convened in the David Hobbs Honda For the People Community Room, Richard E. Maslowski Community Park, 2200 West Bender, Glendale, Wisconsin (Glendale City Hall is being reconstructed), for its regular monthly meeting.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Kyle Mack, Karn Cronwell Josh Wadzinski, Amanda Seligman, Frederick Cohn, and Phillip Bailey.

Other Officials and Staff present: Rachel Safstrom, City Administrator, Todd M. Stuebe, Director of Community Development, and Candice Green, Deputy Clerk/Treasurer.

Guest speakers present: Jolena Presti, Principal-in-Charge, Redevelopment & Implementation and Meredith Perks, Project Manager & Comprehensive Plan Author from Vandewalle & Associates Inc.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised Wednesday, May 22, of the date and time of this meeting, the agenda was posted to the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

MATTERS TO BE CONSIDERED.

Motion to recommend Council vote to amend contract with Vandewalle & Associates Inc for development of Comprehensive Plan. Discussion involved recommending an increase in funds to cover additional items proposed in Vandewalle & Associates. Additional options proposed by Vandewalle consist of increasing monthly project team meetings to 9 meetings a month, 4 Community Outreach Events, Draft Plan Public Open House, Assets & Opportunities Map & Areas of Focus/Targeted Planning and Redevelopment Map (2 total) and Community Comprehensive Plan Vision Graphic – Marketing/ Communications i.e. Facebook, etc.

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The original proposal was developed to meet ordinance requirements such as industry, economics, transportation, community facilities, and 7 or 8 maps that would be produced from GIS.

Some questions arose during the discussions to increase funding:

Commissioner Seligman asked how the document would be utilized?

City Administrator Safstrom explained that the purpose of the document was to give guidance going forward to staff and to potential developers on how best to fit new developments within the City of Glendale. For example: If someone wanted to come into Glendale and redevelop the building that Johnson Controls currently owns off of Lydell; the Comprehensive Plan could be used to provide constraints/and or areas of opportunity for the redevelopment of the site.

Commissioner Seligman asked a follow-on question in which she wanted to understand the Plan Commission's authority regarding the adopted Comprehensive Plan vs. Zoning and how the document would constrain zoning. City Administrator Safstrom responded that if the Land Use Plan and Zoning do not match, the Land use would need to be changed in order to re-zone a property by obtaining a Land Use Amendment.

Mayor Kennedy stated that Land Use and Re-Zoning could allow homeowners to sell in a more flexible environment for redevelopment and opportunities for home owners to sell their properties could be expanded with the new plan.

Commissioner Cohn asked what type of communication tools were going to be used to get the word out about the Comprehensive Plan because not everyone is on apps such as "Next Door" and "Face Book".

City Administrator Safstrom answered by stating that there would be articles in the City-wide Newsletter as well as in the monthly e-newsletters that would go out to Glendale Residents. Residents would also be able to stop in at City Hall and read documents and ask questions as needed.

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Mayor Kennedy asked what was required of the Plan Commission at this time; to which City Administrator replied that a motion to approve the Amended Vandewalle Contract is what is necessary to move forward with the optional Communication & Out-Reach components of Vandewalle's proposal.

A motion was made by Commissioner Bailey and seconded by Commissioner Cohn to recommend that council approve the plan as Amended to provide additional funding for the Vandewalle Contract.

Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Cronwell, Wadzinski, Mack, Seligman, Bailey, and Cohn. Noes: None. Motion carried unanimously.

Motion carried unanimously with no additional discussion.

ADJOURNMENT.

Motion to Adjourn was made by Commissioner Bailey and seconded by Commissioner Cohn. Meeting was adjourned at 6:45 PM; until the Tuesday, June 4, 2019 meeting at 6:00 PM, in the David Hobbs Honda for the People Community Room at Richard E. Maslowski Community Park, 2200 West Bender Road, Glendale, Wisconsin.

Candice Green, Deputy Clerk/Treasurer

Respectfully Submitted: Candice S. Green