

CITY OF WEYAUWEGA  
PLAN COMMISSION MEETING  
PROCEEDINGS FOR JANUARY 4, 2022

The Plan Commission meeting was called to order by Mayor Jack Spierings at the Weyauwega Municipal Building Council Chambers at 7:00 pm. Roll call was taken. Members Present: Mayor Jack Spierings, Kaley DuCoeur, Bob Anibas, Andrew Rosenwinkel, Don Morgan and Rory Koch. Not Present: Cameron Looker. Also Present: City Administrator Jeremy Schroeder, and Clerk Rebecca Loehrke.

*Motion Anibas, second Rosenwinkel, to approve the minutes from the Plan Commission Meeting on November 15, 2021. Motion carried with all "ayes."*

**Citizen Appearances:** None

**Chapter §530-19 and §530-20 B-1 General Business & B-2 Highway Business District Zoning – Discussion & Possible Action:** To continue the discussion from the previous meeting on the zoning district for the Wega Drive-In the recommendation from City Attorney James Kalny was given to all members in the meeting packet. Attorney Kalny's opinion is that "the Wega Drive-In is a drive-in restaurant as defined in the Code of the City of Weyauwega (CCW); a "drive-in type establishment" as used in §530.19 CCW includes within its scope Drive-in Restaurants; the current use of the Wega Drive-In is an existing lawful non-conforming use; and, a new owner would be allowed to continue the current use of the Wega Drive-In subject to the restraints applicable to non-conforming uses". Morgan also brought up his recommendation of changing the zoning district to a B-2 Highway Business District. Some commission members cautioned if that would be allowed per Attorney Kalny's legal opinion that the municipality cannot make a change to the property which would cause new conditions not currently in effect. The commission would like Schroeder to discuss further with Attorney Kalny if it would be better to change the zoning to a B-2 Highway Business District where drive-in establishments are allowed or leave as is as a non-conforming property. *Morgan then rescinded his original motion made November 15, 2021 that stated to remove the 4 last words "except drive-in type establishments" from #10 under permitted uses in B-1 General Business District. Rosenwinkel rescinded his second. Motion carried with all "ayes". Motion Anibas, second Koch, to table subject for further information. Motion carried with all "ayes".*

**Chapter §530 Zoning, Article VIII Signs, Canopies, Awnings and Billboards – Discussion:** This is an ongoing area for discussion. The chapter is very difficult to understand and needs to be simplified and easier to read. The commission would like to work on adding projecting signs to the B-1 General Business District and also look into the issue with banners being used as permanent signs. Morgan would also like to have the size increased for directional signage to make it easier for drivers to read. Schroeder will reach out to Errin Welty with the Wisconsin Economic Development Corporation. She has told Schroeder that she has helped other communities work on updating their sign ordinances.

**Short Term Rentals/Airbnb's – Discussion:** Schroeder discussed the email that he received asking if short term rentals/Airbnb's are allowed in the City. The only thing listed in the City

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Code is for Bed & Breakfasts. This is a trend that we will see more of and could be a potential revenue source for room tax for the City. Schroeder asked if the commission is open to looking into this subject and getting more information. They agree to have Schroeder work with Attorney Kalny on getting the proper language written up for the City Code Book.

**Such other matters as authorized by law:** Morgan asked if the City has looked at areas for future growth. There is very limited availability unless the City would look at annexing surrounding areas.

*Motion Koch, second DuCoeur, to adjourn at 7:57 pm. Motion carried with all "ayes".*

**Recommendations to Council:** None

Rebecca Loehrke  
City Clerk