

CITY OF WEYAUWEGA  
PLAN COMMISSION MEETING  
PROCEEDINGS FOR MARCH 16, 2022

The Plan Commission meeting was called to order by Mayor Jack Spierings at the Weyauwega Municipal Building Council Chambers at 6:00 pm. Roll call was taken. Members Present: Mayor Jack Spierings, Kaley DuCoeur, Don Morgan, Bob Anibas, and Andrew Rosenwinkel. Not Present: Cameron Looker and Rory Koch. Also Present: City Administrator Jeremy Schroeder, and Clerk Rebecca Loehrke.

*Motion DuCoeur, second Anibas, to approve the minutes from the Plan Commission Meeting on January 4, 2022. Motion carried with all "ayes."*

**Citizen Appearances:** None

**Attorney review of Wega Drive-In zoning classification:** Schroeder noted that there are a few corrections and typos in the attorney review but wanted to state that the discussion on the zoning for the Drive-In did not come from the prior owner or past owner. It was brought forward by a realtor because she wanted to know if there would be any issues in selling the property. Attorney Kalny recommends that it wouldn't be wise to change the zoning at this time due to new ownership. In the future the request should come from the property owner and not by the City. The drive-in property is currently grandfathered in as a nonconforming use due to the length of time it has been in service. Morgan stated that the City could look at updating the zoning at some point in time if the City would review the entire zoning map. For now it follows the City Comprehensive Map and if it would be changed then the comprehensive plan would need to be redone or amended. 417 W Main Street will stay zoned as B-1 General Business district at this time.

**Discussion and possible action on sign permit application for Susie Q's Drive-In at 417 W. Main Street:** Only the face of the existing sign will change with the new name of the business. *Motion Morgan, second Rosenwinkel, to approve the sign permit application for Susie Q's Drive-In at 417 W. Main Street. Motion carried with all "ayes".*

**Discussion and possible action on the subdivision of property on W. 3<sup>rd</sup> Ave:** Edward Trost owns property from his home on 2<sup>nd</sup> Ave all the way to the railroad tracks to the north. He would like to divide off property along 3<sup>rd</sup> Ave and only keep the land along 2<sup>nd</sup> Ave. Schroeder explained that there is a sewer and water easement along the end of 3<sup>rd</sup> Ave through the property. A Certified Survey Map will need to be completed for the division of property and approved by the Plan Commission. Commission sees no problems with dividing off the property for sale and future development. *Motion DuCoeur, second Rosenwinkel, to approve the lot split on W. 3<sup>rd</sup> Ave and require a Certified Survey Map be approved by Plan Commission with any cost to be paid by the landowner. Motion carried with all "ayes".*

**Attorney Opinion Letter on Short Term Rentals/Airbnb's:** Schroeder explained the attorney opinion letter is heavy with a lot of legal wording with the addition of several case studies and examples of ordinances. Attorney Kalny cautions the City that if they would approve a short

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term rental ordinance it would need to be enforced and who would do the enforcing. Currently there are no restrictions for short term rentals in the city ordinances and a property owner could go ahead and do it right now with no penalty. Basically they would be operating a business in a residential area. Does the city really want to invest the time to develop an ordinance, an application, licensing, fees and enforcement for probably very few properties? Commission agrees that there is not enough properties at this time to warrant going thru with the whole process in establishing and enforcing a short term ordinance. This could be reviewed in the future if it is found that more than one property would be rented out but not likely for what is available for housing in the City.

**Chapter §530 Zoning, Article VIII Signs, Canopies, Awnings and Billboards – Discussion:**

Everyone agrees that our current ordinance is terrible to understand but that there are two sections that need to be changed. §530-65 (D) #1 needs to have total square footage increased from 24 square feet to 35 square feet for directory signs. 24 sq. feet is too small when someone is driving by. Then (D) #3 needs to be changed to allow projecting signs in the General Business District that are fixed to the building and not swinging. The commission agrees also that the enforcement of vinyl banners used as permanent signs needs to be done better. Vinyl banners are only to be used as temporary signage for 30 days. The creation of a new application with examples of signs and do's and don'ts will help. Commission would also like to address the use of the flag signs on Main Street. They are not something they like and block the sight of buildings. The commission would like to have Schroeder get examples of other municipality's ordinances on projecting signs and send out to everyone. Would also like Schroeder and Loehrke to work on a template application with examples of do's and don'ts to review at the next meeting. DuCoeur would also like to look into the potential of offering grants to businesses to update their existing signs that would not be in compliance with the ordinance through the American Rescue Plan Act Funds.

**Such other matters as authorized by law:** None

*Motion DuCoeur, second Rosenwinkel, to adjourn at 6:50 pm. Motion carried with all "ayes".*

**Recommendations to Council:**

1. Recommend to approve the sign permit application for Susie Q's Drive-In at 417 W Main Street.

Rebecca Loehrke  
City Clerk