

CITY OF WEYAUWEGA  
PLAN COMMISSION MEETING  
PROCEEDINGS FOR OCTOBER 12, 2022

The Plan Commission meeting was called to order by Mayor Jack Spierings at the Weyauwega Municipal Building Council Chambers at 6:03 pm. Roll call was taken. Members Present: Mayor Jack Spierings, Kaley DuCoeur, Andy Rosenwinkel, Don Morgan, and Bob Anibas. Not Present: Cameron Looker. Also Present: City Administrator Jeremy Schroeder, City Clerk Rebecca Loehrke, Chris Gunderson and Michael Hall with The Refinery Church.

*Motion DuCoeur, second Anibas, to approve the minutes from the Plan Commission Meeting on September 14, 2022. Motion carried with all "ayes."*

**Citizen Appearances:** None

*Motion Morgan, second DuCoeur, to open the Public Hearing regarding the request to approve a conditional use permit for The Refinery Church at 310 E Main Street. Motion carried with all "ayes".*

Number one concern from the commission was the availability of parking for the church and also noise concerns. Michael Hall spoke about the church construction project. They are currently leasing the property from the school district till they close at the end of December. They do plan to build a parking lot to the east of the building in the current green space. Until the parking lot is built they will be parking in the grass and along the street. The size of the parking lot will be based on the occupancy number they are allowed. The church has already spoke with Bob Underberg, the City's Building Inspector, in regards to construction of the parking lot. Mr. Hall was not aware of noise concerns and speakers being left outside after one of their events. Will make sure it does not happen again. There is also no plans to put anything else in the building at this time. There was discussion at one time on a coffee shop but that will not work due to zoning. The church is also aware now of the property line division on the west side of the building and will make sure they are not blocking the neighbor's driveway on the west.

*Motion DuCoeur, second Anibas, to close the Public Hearing. Motion carried with all "ayes".*

**Action regarding the Conditional Use Permit for The Refinery church at 310 E Main Street:**

*Motion DuCoeur, second Rosenwinkel, to approve the conditional use permit for The Refinery Church at 310 E Main Street with the following conditions;*

- *Once transfer of ownership takes place to install a parking lot*
- *Follow residential noise ordinances*

Schroeder stated that because it is already written in the city ordinances that churches need to follow the noise requirements it does not need to be listed as a condition to the permit.

*DuCoeur amended the motion to approve the conditional use permit for The Refinery Church at 310 E Main Street with the following condition that once the transfer of ownership takes place the church will have 8 months to construct a parking lot. Motion seconded by Rosenwinkel.*

*Motion carried with all "ayes".*

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**Discussion and possible action on sign permit application for The Refinery Church at 310 E**

**Main Street:** The sign fits the ordinance requirements. *Motion Morgan, second Rosenwinkel, to approve the sign permit application for The Refinery Church at 310 E Main Street. Motion carried with all “ayes”.*

**Discussion and possible action on sign permit application for the Weyauwega-Fremont School**

**District Complex at 500 E Ann Street.** Schroeder and Loehrke reviewed the seven signs proposed. All of the signs fit the sign requirements. Total fee for the 7 signs will be \$202. *Motion DuCoeur, second Morgan, to approve the sign permit application for the Weyauwega-Fremont School District Complex at 500 E Ann Street. Motion carried with all “ayes”.*

**Discussion on Sign Ordinance Updates:** Morgan stated he reviewed all of the examples provided and could find faults in all of them. He doesn't feel the city's ordinance is a total lost. He proposes that Schroeder takes the lead and works with a couple of people to go over the areas the Commission would like to have changed. Then bring back those recommendations back to the Commission for approval. *Motion Morgan, second Rosenwinkel, to have Schroeder and a couple volunteers work through the sign ordinance and bring back recommendations to the Commission.* Morgan said that he would like to volunteer since he does have the time to meet during the day. Could possibly reach out to Howard Quimby, who was a previous mayor, to see if he would be interested. DuCoeur noted that she would still like to scrap the city's ordinance and use a version of the Fond du Lac ordinance to fit our needs. Commission went back and forth on different ways to get this ordinance review done. It's been talked about for months if not years and needs to be done. This would be a good start and once the revisions are made can review it again after a year to see if everything still works. *Motion carried with all “ayes”.*

**Such other matters as authorized by law:** Schroeder reported there is an individual that is looking to open a 24 hour fitness center in the old Maytag building on Main Street. Currently a gym/fitness center is not listed in any of the city's zoning districts. He would like to have a gym/fitness center be added to the B1-General Business district as a permitted use. Will have it listed on the agenda for next month's meeting.

**Set next meeting date/time:** The next commission meeting will be November 15, 2022 at 5:00 pm.

*Motion Anibas, second DuCoeur, to adjourn at 6:54 pm. Motion carried with all “ayes”.*

**Recommendations to Council:**

1. Recommend to approve the conditional use permit for The Refinery Church at 310 E Main Street with the condition that once the transfer of ownership takes place the church will have 8 months to construct a parking lot.

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2. Recommend to approve the sign permit application for The Refinery Church at 310 E Main Street.
3. Recommend to approve the sign permit application for the Weyauwega-Fremont School District Complex at 500 E Ann Street.

Rebecca Loehrke  
City Clerk