

**MINUTES OF THE PLAN COMMISSION
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
August 12, 2014**

CALL TO ORDER

Meeting was called to order by Mayor Hohenfeldt.

OPENING STATEMENT

Prior to the meeting, notice was given to the community and posted in the appropriate places. Notice was also given to the news media that requested it, namely the Milwaukee Journal-Sentinel and MyCommunityNow.com.

ROLL CALL

The following members of the Plan Commission were present for roll call: Mayor Hohenfeldt, Alderman Bartoshevich, Alderman Morales, Nick Gates, James Zsebe and Harry Savagian. Mike Nelson was absent and excused. Also present was Economic Development Director, Brian Biernat.

MINUTES

Motion to approve minutes from July 8, 2014 made by Alderman Bartoshevich, seconded by Commissioner Zsebe. All in favor.

NEW BUSINESS

4. Review a proposed Certified Survey Map combining lost at 3827-33 East Cudahy Avenue, submitted by Cheryl Simmons, owner.

Director Biernat explained the need for the required map. Alderman Morales moved to approve, Commissioner Gates seconded the approval of the CSM at 3827-33 East Cudahy Avenue. All in favor.

5. Review a request by owner Jaswinder Singh to rezone the property at 2912-18 East Grange Avenue, an 18,492 sq. ft. retail strip shopping center, from its current zoning of B-1 Neighborhood Business to B-2 Community Business. The change is proposed so as to accommodate a tenant use comprised of worship services and bible study. Under B-2 Community Business zoning, such a use may be accommodated as a conditional use under 17.0316 C. (3) Clubs, lodges, fraternities, sororities, and meeting places of a noncommercial nature, provided that no structure shall be altered or erected closer than 25 feet to any lot line. The proposed rezoning requires a favorable recommendation from Plan Commission to the Common Council, whereupon a public hearing must be held and Council action required to change the Zoning Map. Following this action, if successful, the petitioner must return to Plan Commission for a Conditional Use Permit public hearing. A change to B-2 zoning represents a change to a business district permitting a significantly increased variety and intensity of principal and conditional uses. The change would not adversely affect any of the existing commercial tenants. The existing building would continue to be nonconforming regarding required setbacks and parking requirements. The abutting zoning is single and multi-family residential (RS-2 and RM-2).

The representatives from the tenant who have been at the property for the last year talked to the commission. The owner of the property did not realize that they would need a permit for this kind

of use at the property. The use currently under consideration is for a pastoral ministry at the location. Discussion with questions and answers ensued. A motion was made by Alderman Bartoshevich seconded by Commissioner Savagian to table this item to allow staff to work on a location to accommodate the business and return this item to the plan commission within 120 days. All voting in favor.

ADJOURN

Motion to adjourn meeting at 7:43 pm made by Alderman Bartoshevich, seconded by Commissioner Zsebe. All in favor.