

PLAN COMMISSION

City of Kaukauna

Council Chambers

Municipal Services Building

144 W. Second Street, Kaukauna



Thursday, October 17, 2024 at 4:00 PM

MINUTES**In-Person.****1. Roll Call.**

Members present: Giovanna Feller, Mayor Tony Penterman, John Neumeier, Pennie Thiele, Michael Avanzi, Brett Jensen, John Moore, Ken Schoenike

Other(s) present: Planning and Community Development Director Dave Kittel, Associate Planner Adrienne Nelson

2. Approval of Minutes.**a. Approve Minutes from October 10, 2024 Meeting**

Moore made a motion to approve the minutes from the October 10, 2024 Meeting. Seconded by Avanzi. Motion passed unanimously.

3. Public Hearing.**a. Introduction to the Special Exception Request at 2716 Main ave**

Director Kittel provided an overview of the special exception request at 2716 Main Ave for an adult family home under the community living arrangement provision in City ordinance.

b. Public Hearing - Special Exception to allow for operation of a community living arrangement/group home 2716 Main Ave

Mayor Penterman declared the public hearing open and asked if anyone in the Council Chambers wished to address the Plan Commission regarding the Special Exception Request at 2716 Main Ave.

Steve Brockman 2800 Main Ave is opposed to the special exception for many items that had been stated for the previous special exception request at 2108 Sullivan and feels the property operation is very transient and not a good fit for this area as it is single family and should remain as such

Joe Freeman 2801 Main Ave is opposed as the police have been at the property regularly, it is near a park and possibly an new school and is not fitting of the area.

Tchambaza 2716 Main Ave is the operator of the facility and spoke to there history and reasons for wanting to have this adult group home. This is a needed service to the community and helps people stay in the community. A previous resident did cause some issues and was not a good fit for the home and was relocated. This individual is linked to most of the police calls. They are licensed with DHS and provide a helpful service. They understand that some of the maintenance item's like lawn care was not up to par and have a new contract with a group to provide that service and has not been an issue since it was bought up in late summer.

Sue Deering 100 W Morningside dr stated this is a residential area and not zoned for a family home and is opposed to this

Steve McDaniel 2800 Wellhouse Dr is opposed to this as it dose not seem like they are able to provide appropriately to operate the facility.

Sedrine 2716 Main Ave is one of the care takers at the home and stated they follow the rules and like the community and want to be here to help provide for the community. They have addressed the concerns that have been raised on the property through the code complaints.

Tom Deering 100 W Morningside Dr is opposed, and it is not needed in this area.

Cindy Killian 2807 Crooks Ave opposed as there are lots of kids in the neighborhood and this is not a good fit

Les Ebben 2817 Main Ave is concerned with how this happened backwards and is operating without the special exception.

Perry Killian 2807 Crooks Ave is opposed as this process is happening backwards and is close to a park and not fitting of the area and is questioning how the application process works and why the city was not aware of this sooner.

Ann Brandt 2824 Main Ave is opposed as this is a residential area

Barb Bloy 132 Clare Ct is opposed and wants to keep this a residential area as well as is wondering whom monitors this and are they qualified for this care.

After asking two more times if anyone else wished to address the council, no one appeared, Mayor Penterman declared the public hearing closed.

4. Old Business.

a. Special Exception Request 2108 Sullivan

Director Kittel introduced this special exception request for an adult family home at 2108 Sullivan.

The plan commission requested that the property owner be present and speak to the maintenance of the property

Sawyer Kossl owner of 2108 Sullivan ave stated he is not opposed to the proposed use at the property and has spoken with Hassan and believes in what is doing. For property maintenance he was not aware of a few of the issues and the issues previously mentioned have all been corrected. The egress window that was installed the contractor was to pull the permit and when he learned that did not occur he contacted the city and went through the process to obtain a permit.

Commissioner Avanzi stated that the reason they have been asked to be here is due to the concerns presented by the residents at the previous meeting.

Commissioner Thiele asked how many properties Sawyer owns, he stated 26. And then Thiele asked how many evictions has he done and Sayer stated 1 in the last year.

Mayor Penterman asked if there was anyone from last weeks hearing that wished to address the Plan Commission.

Cheyenne Dekarske 2113 Sullivan Ave is opposed to the special exception as it seems like they don't know what is going on with the property. From talking with others this is a tax on the EMS service and is concerned with how this impacts the area.

Judith Hoerth 2204 Sullivan doesn't want to wait to see if this will be an issue. Concerned if there are dementia patients how are they going to be watched and ensure this is staffed appropriately, property values are also a concern and the effects on police and fire.

Hassan Sharif applicant for 2108 Sullivan Dr. Apologized for not being at the last meeting but was unable to make it do to travel. Don't judge a book by its cover this is a needed service. We all grow old and will need help some have family but not everyone has that. This will add value if run correctly. This is state regulated and controlled there are 36 items they have to do through DHS and if at any time they fall short on one they will at jeopardy of losing their license. These are not bad people most live in the home and contribute to the community.

Mayor Penterman asked what type of facility is this? Hassan stated it is 2 bed and 1 respite and do not judge without letting them show what they are trying to do. No parking is needed offsite and this will be a help to the community.

Commissioner Thiele asked how they find clients. Hassan stated through the state and word of mouth as this facility is self pay not all can afford.

Commissioner Neumeier asked what conditions can you treat. Hassan stated mostly age related for people that struggle with basic needs and only adults 18 and over.

It was asked if they treat TBI, no, Alzheimer's, depends on the stage no late stage, Mental health, no, Drugs/addiction, no.

The discussion then focused on the maintenance of the property with Hassan stating that a new contract has been created to ensure that the previous issues no longer occur.

Commissioner Feller asked for clarification on the distance requirement, Director Kittel stated that if there was another facility within 2500 feet then the City has the ability to approve or deny the request based on that. Feller stated that she is opposed, its not about bad people but hearing the concerns it appears that there has been issues maintaining the property and property value concerns as well as strain on existing services.

Mayor Penterman asked for the process of the licensing, Director Kittel stated it was done through DHS and requires an inspection among other items.

Commissioner Thiele stated the key is this is a business and not fitting of the area.

Commissioner Moore wants to ensure that this looked upon holistically and we do have the opportunity to approve or deny in this case. Other properties have had these operate near by and do we really now if any of those concerns presented here actually occurred there.

Neumeier made a motion to deny the special exception and recommend the same to the common council due to additional stress on EMS services and 2 other facilities within 2,500 feet. Seconded by Thiele. Roll call Vote

Moore Aye
Neumeier Aye
Feller Aye
Jensen Aye
Thiele Aye
Schoenike Aye
Penterman Aye
Avanzi Aye

Motion passed unanimously

5. New Business.

a. Special Exception Request- 2716 Main Ave

Director Kittel introduced the topic again. Commissioner Thiele brought up many concerns that had been raised during the hearing and the numerous calls for service.

Neumeier made a motion to deny the special exception and recommend the same to the common council due to additional stress on EMS services and 2 other facilities within 2,500 feet. Seconded by Moore. Roll call Vote

Moore Aye
Neumeier Aye
Feller Aye
Jensen Aye
Thiele Aye
Schoenike Aye
Penterman Aye
Avanzi Aye

Motion passed unanimously

Jensen requested a recess, seconded by Feller motion passed unanimously at 5:39pm

Feller made a motion to enter back into the meeting. Seconded by Avanzi. The motion passed unanimously at 5:46pm

b. Certified Survey Map Review- Extraterritorial review Parcel 200049900

Director Kittel introduced the CSM

Schoenike made a motion to approve the CSM. Seconded by Neumeier. Motion passed unanimously.

c. Site Plan Review-The Reserve

Director Kittel introduced the site plan for the Reserve

Neumeier made a motion to approve the site plan with the condition an easement is obtained for the encroachment on the storm water pond and final approval of the storm water plan by staff and review of the turn arounds for the fire department. Seconded by Jensen. Motion passed unanimously.

d. Certified Survey Map Review-The Reserve

The CSM was not ready for this meeting and will be discussed at a future meeting.

e. Park Bench Donation-Natrop

To be discussed at a future meeting

f. Park Bench Donation-Coffey

Director Kittel went over the donation for a bench to be located along the Fox river by the locks.

Neumeier made a motion to approve the park bench donation and direct staff to work with the donors on a final location. Seconded by Jensen. Motion passed unanimously.

6. Other Business.

None

7. Adjourn.

Moore made a motion to adjourn the meeting. Seconded by Jensen. Motion passed unanimously.