

Minutes are not official until formally approved by the Legislative Committee at the next scheduled meeting.

MINUTES OF THE LEGISLATIVE COMMITTEE MEETING HELD AT THE GREENFIELD CITY HALL ON MONDAY,
JULY 15, 2024

1. Meeting Call to Order and Roll Call.

The meeting was called to order by Alderperson Drzewiecki at 6:00 PM.

Present: Alderpersons Andrew Drzewiecki, Bruce Bailey, Shirley Saryan

Also present: Christopher Geary, City Attorney; Gina Vlach, Planner

2. Election of Chairperson.

Motion by Alderperson Bailey to nominate Alderperson Drzewiecki as Chairperson, seconded by Alderperson Saryan to approve. Motion carried unanimously.

3. Election of Vice-Chairperson.

Motion by Alderperson Drzewiecki to nominate Alderperson Bailey as Vice-Chairperson, seconded by Alderperson Saryan to approve. Motion carried unanimously.

4. Approval of the May 22, 2024 meeting minutes.

Motion by Alderperson Bailey, seconded by Alderperson Saryan to approve. Motion carried unanimously.

5. Discussion and recommendations for finalizing revisions to the lighting ordinance for permanent accent lighting on residential homes.

Attorney Geary spoke about a very extensive lighting code that he shared with the committee from the City of Middleton that could be used as a guide to create an ordinance for Greenfield. The main points that he highlighted from the code were limitations on the amount of lumens from the property line and a lighting shut-off time. He spoke about how the police department/code enforcement would need equipment to enforce any lumen regulations. Enforcing a shut-off time would involve creating a detailed definition of accent lighting.

Alderperson Drzewiecki discussed that the resident whose house is in question has agreed to shut off their accent lighting between the hours of 10pm-8am. He explained the brightness of the lights and that they are permanently affixed to the house, not temporary holiday lights.

Alderperson Bailey discussed the brightness of the house's lights and how an ordinance could restrict holiday lighting if it was too broad.

Attorney Geary spoke about the difficulty of creating ordinances for specific situations that are disputes between neighbors. He discussed his recommendation for the definition of permanent accent lighting, the distance of the light from another property, and other lighting that could be included in the ordinance.

A discussion was made to make a distinction between accent lighting, holiday lighting and security lighting. Alderperson Drzewiecki agreed that a time limitation for lighting to be turned off between 10pm and sunrise the following day would be sufficient.

Attorney Geary explained that this language would be added to the public nuisance section of the municipal code, but residents can also take action privately if the council does not adopt the ordinance.

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Aldersperson Saryan asked if the lighting situation could be solved privately. Aldersperson Drzewiecki explained that at this time the homeowner who has the accent lighting has agreed to time limitations, but the neighbors would like there to be a municipal ordinance officially restricting hours of operation.

Motion by Aldersperson Bailey, seconded by Aldersperson Drzewiecki to approve the Legislative Committee recommendation for an ordinance on permanent accent lighting of residential homes to go to the next available Common Council meeting. Motion carried unanimously.

6. Discussion and recommendations for finalizing AirBnB/VRBO regulations for short-term rentals. Attorney Geary explained the ordinance that was used as a guideline is from the Town of Holland for short-term rentals. He stated that state legislature no longer allows municipalities to ban short-term rentals for periods between 7-29 days. Municipalities are allowed to ban rentals for less than 7 days, restrict a property to only be rented less than 180 days over the course of the year, and/or require those days to be consecutive. A licensing process could be created with further restrictions such as occupancy limits, street parking, and property managers.

The committee discussed parts of the Holland ordinance that they would like to take out or keep. Attorney Geary discussed the definition of a single-family dwelling and a multi-generational household.

Motion by Aldersperson Drzewiecki, seconded by Aldersperson Bailey to recommend an ordinance for Airbnb/VRBO regulation to the Mayor and Common Council for approval. Motion carried unanimously.

7. City Attorney update on alcohol licensing ordinances. Attorney Geary explained the City's concern regarding the number of alcohol licenses, the types of businesses applying, and gas stations having restaurants with a Class "B" alcohol license. Two options were with regard to the number of licenses: to differentiate based on the class of license and the size of the retailer. Attorney Geary defined a Class A license and how many are currently operating, broken down by how many are defined as large retailers (over 10,000 sq feet) or small retailers (under 10,000 sq feet). The city could put distinctions on how many large or small retailers it would allow in this quota to make sure that no type of business gets an unfair advantage. The quota could also just restrict the number of each type of Class A liquor license or all Class A licenses. The quota would include at least the current number of licenses, so as to not restrict current operating businesses.

Aldersperson Drzewiecki preferred the type of retailer and license type hybrid quota style. The Committee discussed the difficulties of implementing and defining types of businesses into a quota. Attorney Geary recommended using retailer sizes as a distinction. Aldersperson Drzewiecki asked Attorney Geary and Gina Vlach, City Planner, to research what would be a good definition of a large retailer and small retailer by square footage.

Attorney Geary explained the definition of a grocery store with regard to the amount of floor space selling groceries versus alcohol.

Attorney Geary discussed adding regulations for a gas station restaurant to have a Class "B" license.

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They must be under separate ownership from the gas station and be physically separated within the building.

There was a discussion about whether the ordinance should require separate ownership and the definition of a restaurant being physically separated.

Attorney Geary discussed video gambling machine regulations and how they relate to gas stations having a Class "B" license and a physically separate restaurant.

Attorney Geary will revise the draft alcohol ordinance to present at the next Legislative Committee meeting.

8. Adjourn.

Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to adjourn at 7:01 PM. Motion carried unanimously.

Melissa Ramsey, Clerk Specialist

Minutes transcribed by Melissa Ramsey, Clerk Specialist

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