

MEETING MINUTES FOR CITY PLAN COMMISSION ON 6 MARCH 2025

MEETING CALL TO ORDER

- Time: At 1730 Mayor Paul Dwyer called the meeting to order.

ROLL CALL

1. Mayor Paul Dwyer: Present
2. District 1 Alderperson Travis Scholze: Present
3. District 3 Alderperson/President of City Council John Glynn: Present
4. Citizen Bryan Meyer: Present
5. Citizen Brian Rice: Present
6. Citizen Eric Prise: Present
7. Citizen Tina Thompson: Present (virtual)

APPROVAL OF MEETING MINUTES FOR FEBRUARY 2025 MEETING

- Motion to approve the minutes from February's meeting: Eric Prise
- Second: Bryan Meyer
- Vote: Unanimous approval
- Motion carried.

PUBLIC HEARING(S)

1. Public Hearing, Section 52-68, to consider the Conditional Use Permit of Juracich Auto Repair to operate an auto repair shop in the Business District at 935 N Superior Ave.

- Time Opened: At 1731 Mayor Paul Dwyer called the public hearing open.
- Public Comments:
 - Amy and Zach Jurachich from 1020 Lane discuss that they have been operating at said location for over one year and have applied for the permit on their own accord.
- Time Closed: At 1738 Mayor Paul Dwyer closed the public hearing.

2. Discussion and recommendation related to the request from Juracich Auto Repair to obtain a Conditional Use Permit to operate an auto repair shop at 935 N Superior Ave.

- Discussion: Eric Prise asked if staff had any input, Director Morales commented that Juracich Auto met all conditions listed in the municipal ordinance, and that the Juracich's were proactive and a pleasure to work with.
- Motion to approve the Conditional Use Permit for 935 N Superior Ave as requested from Juracich Auto Repair: Bryan Meyer
- Second: Brian Rice
- Vote: Unanimous approval
- Motion carried.

DISCUSSION ITEMS

1. Review and approval of site plan for 1620 Townline Rd

- Discussion: Eric Prise asked if staff had any more information. Director Morales responded that the site plan met all checklist requirements and staff saw no issues with municipal ordinance compliance. Alderperson Glynn was advised by Director Morales

that he must refrain from discussion and voting on this agenda item due to conflict of interest.

- Motion to approve the site plan for 1620 Townline Road: Eric Prise
- Second: Travis Scholze
- Vote: 6 yay, 1 abstention from Alderperson Glynn due to conflict of interest.
- Motion carried.

2. Discussion and recommendation on comprehensive plan amendment for Tomah Area School District

- Discussion:
 - Curt Weibelhaus discussed strategic plan of T ASD.
 - Director Morales reiterated that there are three separate requests coming from T ASD and this vote would be a vote on the Comprehensive Plan Amendment only, not the Petition for Annexation nor Zoning Change Request.
 - Alderperson Glynn addressed the failed School District referendum and concerns with T ASD moving forward.
 - Eric Prise concurred with Alderperson Glynn's concerns.
 - Board Chair for T ASD discussed issues with their strategic communication plan and inaccurate information on social media.
 - Brian Rice asked questions pertaining to how many sites T ASD looked at, and T ASD answered with a final desire for this property.
 - Bryan Meyer stated that he would like to hold a Public hearing at Planning Commission even though it is not required, as he thinks the public should have input.
- Motion to recommend approval to the City Council the amended Comprehensive Plan as presented: Eric Prise
- Second: Tavis Scholze
- Vote: 4 yay, 3 nay
- Motion carried.

3. Discussion on shipping container ordinance amendment and permit fees

- Discussion between members centered on two general questions:
 - Who is going to do the enforcement?
 - Table and do the research?
- Motion to table and do further research: Travis Scholze
- Second: John Glynn
- Vote: Unanimous approval
- Motion carried.

4. Economic/Zoning Monthly Report

- Discussion: Director Morales provided the monthly report to members and answered questions.

FUTURE AGENDA ITEMS

- Discussion:
 - V&A Plan Commission Training
 - EDZ Monthly Update
 - Review Municipal Code for Planning Commission

- Overview on subdivision maps and plates (Bryan Meyer)
- Staffing update?

FUTURE MEETING DATE: April 3, 2025

ADJOURNMENT

- Motion to adjourn: Tina Thompson
- Second: Travis Scholze
- Vote: Unanimous approval
- Motion carried.
- Meeting Adjourned: At 1852 Mayor Paul Dwyer adjourned the meeting.