



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION MEETING

Monday, July 11, 2022 at 5:30 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:36 PM.

2. ROLL CALL

Present: Rick Inman, Kay Koach, Kristin Lee, Jim McDonald, Eric Pangburn. Greg Buckley arrived at 5:42 PM. Adam Wachowski joined the meeting remotely at 5:45 PM.

Also Present: Erik (Jake) Jacobsen and Erich Kulibert, Distinctive Design Studio; Councilmembers Tracey Koach and Bonnie Shimulunas; Community Development Director Elizabeth Runge and Recording Secretary Vicky Berg.

3. ACTION ITEMS

- A. Review Site and Architectural Plans for proposed alterations to convert the second level of the building at 1700 Jefferson Street from residential to commercial, submitted by Jake Jacobsen, Distinctive Design Studio (agent)

Motion to approve the plans as submitted subject to the following:

- Any future signage requires approval in accord with the City's sign code.
- Provide a copy of the recorded easement for the required parking stalls prior to obtaining the building permit.
- All required permits for construction shall be obtained prior to construction.
- Any future site plan changes, including should the dumpster no longer be shared between property owners, a revised site plan shall be submitted to the Plan Commission for review and approval.

Motion carried upon a roll call vote.

Motion made by Pangburn, Seconded by Koach.

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn

- B. Review request for a change in zoning for a 26 square foot area of property at 1723 East Street from B-1 Business District to R-3 Single and Double Family Residence District due to an encroachment issue, submitted by Glen Brower (owner of 1715 East Street)

Motion to approve the change in zoning and forward to Council for public hearing.

Motion carried upon a roll call vote.

Motion made by Pangburn, Seconded by McDonald.

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

- C. Review and discuss possible Zoning Code Text Amendment related to regulations for driveways on private property

Discussion included eliminating the width based on percentage. Allowing the driveway only in front of the garage . Maintain a minimum three foot setback from interior and rear property lines perhaps by zoning district or constructed after the effective date of the proposed ordinance.

Motion to direct staff to prepare a draft ordinance for review at the August meeting.

Upon a voice vote, motion carried.

Motion made by McDonald, Seconded by Inman.

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

4. FOR DISCUSSION

- A. Review the draft Project Plan to create TID No. 17 to provide funding for the redevelopment and rehabilitation of the former Eggers West industrial site at 1702 - 13th Street

TID 17 is proposed to eliminate blight and support redevelopment of the former Eggers West site at 1702 - 13th Street. Improvements to the site include new residential construction, future residential and commercial in the existing building, trail and shoreline improvements. The public hearing has been scheduled for August 8, 2022.

- B. Continue discussion related to the Comprehensive Plan update

The implementation component of the plan was reviewed and discussed. These items include housing, environmental, historical, cultural, economic development, transportation and utilities. The full draft plan may be ready for review in August.

5. ADJOURNMENT

Motion to adjourn at 6:54 PM.

Motion carried upon a voice vote.

Motion made by Pangburn, Seconded by Koach.

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

Vicky Berg, Recording Secretary