



MINUTES

1. CALL TO ORDER

Kyle Kordell called the meeting to order at 5:30 PM.

2. ROLL CALL

Present: Kyle Kordell, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, and Pat Klein.

Excused: Adam Wachowski

Also Present: Mark Bittner, Doug Brandt, Curt Andrews, Jason Ring, Dave Murack, Tina Nichols, Todd Gorter, Doug Schwalbe, Chris Harrington, Pete Schmoll, Tracey Koach, Chase Rettler, Jeff Sachse, and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Review of Site and Architectural Plan for the construction of a Planned Unit Development (PUD) for a residential development at 3000 Forest Avenue, submitted by Elite Builds, Inc.

This development follows a very similar footprint to what was previously approved for this site. This amended development will include (2) 3-story, 26-unit apartment buildings. The updated plan removed the landscaping and added in a second driveway on the northern side of the lot. The 2nd driveway will have a gated entrance, available only for emergency vehicles. The existing building will be demolished before the start of construction.

The Fire Department recommends that the proposed fire hydrant be moved to the SE corner of building #2 on the plans.

Motion made to recommend approval of the development as amended with the condition that the fire hydrant is moved.

Motion made by Heckenlaible, seconded by Koach.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein.

Motion Carried

B. Review of Site and Architectural Plans for Renee's Popcorn, located at 2702 - 18th Street, in Industrial District I-2, submitted by Keller, Inc.

Renee's Popcorn is proposing to relocate their business from 2716 Memorial Drive, to 2702 – 18th Street. A new 6,000 square foot facility allows them to conduct business operations more safely and provides more room. This will include a docking station for truck deliveries. The site also allows for future expansions.

Motion made to approve the plan.

Motion made by Kordell, seconded by Koach.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein.

Motion Carried

- C. Review of Site and Architectural Plans for Lakeshore Humane Society located at Columbus Street, Parcel No. 053-211-102-001.09, in the Industrial District (I-2), submitted by ACE Building Service Inc (applicant) and Lakeshore Human Society (owner).**

The Lakeshore Human Society wishes to relocate to Two Rivers to allow for a new facility. A Conditional Use Permit was approved for this project in 2025. The plan includes a 16,524 square foot building, with a dog walking path and storm basin. The walking path may be completed as a separate phase.

Motion to approve the plan.

Motion made by Klein, seconded by Kordell.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein.

Motion Carried

- D. Review of Site and Architectural Plans for Vietnam Park Baseball Development, located at 1300 – 35th Street, submitted by Two Rivers Youth Sports.**

Two Rivers Youth Sports wishes to replace the “Blue” baseball diamond. This approval does not include the press box and dugouts; these will be presented to Plan Commission at a later date. The builders are aware of an osprey nest near the development and will take precautions to protect it.

Motion made to approve the plan.

Motion made by Kordell, seconded by Lee.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein.

Motion Carried

- E. Ordinance to amend Section 10-1-35.5 Main Street and waterfront corridor overlay district, to define setbacks for buildings.**

The Plan Commission discussed a potential ordinance change to require all B-1 zoned properties in the main street and waterfront business district to have a zero-setback distance in the front and side yard areas. The idea is to encourage more retail businesses, although vision issues may be affected. The proposed language of ordinance is a bit unclear, so the board has decided to bring this back to a future meeting.

Motion to table this item to the May 11th meeting.

Motion made by Kordell, seconded by Lee.

All in favor.

5. PUBLIC INPUT

No input from the public was heard.

6. ADJOURNMENT

Motion to adjourn at 6:25 PM.

Motion made by Heckenlaible, seconded by Kordell.

Respectfully submitted, Adam Taylor, Recording Secretary