



MINUTES

1. CALL TO ORDER

Chairman Buckley called the meeting to order at 5:30 PM.

2. ROLL CALL

Present: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Eric Pangburn, and Adam Wachowski. Excused: Matt Heckenlaible

Also Present: Community Development Director Elizabeth Runge, Bonnie Shimulunas, Alexander Daron, Dean Jacobs, Kip Golden, Tracey Koach and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Review of Site and Architectural Plans for the Confluence located at corner of 19th Street and East River Street, submitted by McMahon Engineers/Architects, Kip Golden, CR Structures, and City of Two Rivers (Property Owners).

Staff reviewed the site plan and memos evaluating the submitted materials. All of the elements of the site and architectural plan elements were reviewed. The stormwater management calculations utility coordination will be an ongoing process for the project. An item for the site plan that warrants further discussion is the parking. The number of spaces, 107, meets the required number of spaces per the City's ordinance. However, to comply with the development agreement, a portion parcel is to be removed from the TID. The discussion included parking needs, the future Phase 2 building, and the development agreement. Alternative locations for were looked at for discussion purposes.

The conditions of approval of the site plan listed in the staff memo include a parking agreement to allow for parking on the two parcels (should there become two parcels per the development agreement) to allow for the first building to proceed.

A motion was made to recommend the site plan with the conditions included by staff and the parking concerns to the City Council for the Planned Unit Development review and approval process to continue.

Motion made by Wachowski, seconded by Pangburn.

Roll Call Vote:

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

Motion Carried

B. Review of Conditional Use Application, for the housing of a raptor (a red-tailed hawk) as a conditional use at 1033 - 27th Street, applicant Alexander Daron.

The Plan Commission discussed the presence of a bird of prey in the requested neighborhood by the applicant. The review and conditions of approval for the keeping of a raptor include that owner follow all DNR standards, no hunting on the property with the bird, "the muse"/ housing is to be secure and constructed along the standards required by the DNR, and the City's accessory building requirements. The owner is to have only 1 raptor and install security measures on the building.

A motion was made to recommend the CUP to the City Council for consideration following a Public Hearing.

Motion made by Koach, seconded by Lee.

Roll Call Vote:

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

Motion Carried

C. Review of a Conditional Use Application, Flea Market Use in the Industrial Use District (I-1) as a conditional use, Corner of 12th Street and Monroe Street, applicant Dean Jacobs.

The proposal is to build a 2,000 square foot building to store materials from an antique store family business. The owner would hold 3 to 4 flea market sales during the year which is a Conditional Use within in an Industrial Zone.

A motion was made to recommend the CUP to the City Council for consideration following a Public Hearing.

Motion made by Wachowski, seconded by Pangburn.

Roll Call Vote:

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

Motion Carried

D. Review of Draft Amendment to Sign Code Chapter 10-4, to permit licensed short-term rentals to have a sign.

The Plan Commission approved a proposed sign at each building where a short-term rental is located to be permitted to have a not exceeding 2 square feet in area.

A motion was made to recommend this to the City Council for consideration following a Public Hearing.

Motion made by Pangburn, seconded by Inman.

Roll Call Vote:

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

Motion Carried

E. Review Draft Amendment regarding permitted roofing materials in Section 10-1-20 of the Zoning Code.

This item was tabled as staff needs to continue work on this item. Motion to make changes to the draft amendment and send it back to the Plan Commission in September.

Motion made by Wachowski, seconded by Pangburn.

Roll Call Vote:

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

Motion Carried

F. Review Front Yard Garden Program for consideration of 2024 continuation, submitted by Council Member Darla LeClair.

A motion was to not renew Front Yard Garden Program, but to allow plants, in a movable pots growing vegetables and fruits in front yards, as an alternative.

Motion made by Pangburn, seconded by Wachowski.

Roll Call Vote:

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

Voting Nay: Lee

Motion Carried

4. ADJOURNMENT

Motion to adjourn at 7:30 PM.

Motion made by Koach, seconded by Wachowski.

Respectfully submitted,

Adam Taylor, Recording Secretary