

**CITY OF TWO RIVERS  
PLAN COMMISSION  
August 14, 2017**

**MINUTES**

The meeting was called to order by Chairman Buckley at 5:33 PM.

Present: Chairman Gregory Buckley, David England, Rick Inman, City Engineer Jim McDonald and Bill Niquette. Connie Loden arrived at 5:42 PM.

Absent and excused: Jayne Rulseh.

Also present: Bob Bauknecht, Two Rivers Public Schools and Vicky Berg, Recording Secretary.

Chairman Buckley welcomed and introduced Bill Niquette to the Commission.

**Review Site and Architectural Plans for a 4,550 square foot cold storage addition to the existing maintenance building at 4519 Lincoln Avenue, submitted by Two Rivers Public Schools (owner)**

Mr. Bauknecht stated existing street lighting provides enough light and no additional lighting is planned.

Motion by Commissioner McDonald and seconded by Commissioner England to approve the plans with the following conditions;

- a. Any requirements of the City Engineer related to utilities, infrastructure or storm water management.
- b. A Lighting Plan is not included with this submission. The owner shall submit a Lighting Plan for Plan Commission review for any future exterior or additional site lighting prior to installation.

Upon a voice vote, motion carried.

Commissioner Loden arrived at 5:42 PM.

**Consider property acquisition for conveyance of four parcels, including the Memorial Drive Wayside property, from the Wisconsin Department of Transportation to the City**

Mr. Buckley provided a summary of the benefits and maintenance costs associated to acquiring the properties.

Motion by Commissioner Inman and seconded by Commissioner Loden to recommend the acquisition of acquire four parcels along Memorial Drive to include both "wayside" parcels and two parcels north of the wayside. Upon a roll call vote, Ayes (6): Buckley, England, Inman, Loden, McDonald and Niquette; Noes (0). Motion carried.

**Continue discussion regarding a possible Zoning Code Text Amendment related to the keeping of animals in certain residential districts in the City**

Discussion included permitted versus conditional use. Conditional uses require notification to neighbors, a public hearing, and a permit which would outline animal species, number, location of buildings and maintenance/cleanliness of the property.

Commissioner England made three motions as follows:

- (1) Recommend approval of the Zoning Code Text Amendment to expand the definition of "Agriculture"
- (2) Recommend modifying language in the "Chicken" ordinance to include ducks, pigeons and quail
- (3) Table further discussion to the March 2018 meeting

Chairman Buckley expressed the keeping of animals remain a conditional use to provide notification to neighbors. Conditional uses also allow the City to provide conditions of operation and provides for means of enforcement if violation of conditional use occurs.

Ms. Berg noted an ordinance change to allow the keeping of animals as a permitted use may require amending other ordinances of the Municipal Code such as public nuisances and regulation of animals.

All three motions died for lack of a second.

Suggestion to use the word "fowl" within the definition of agriculture and the chicken ordinance. After further discussion, it was determined the term "fowl" may encompass large species. A list of species would be more user friendly when people are researching the ordinances for information.

Motion by Commissioner England and seconded by Commissioner Loden to table to the next meeting to allow staff to prepare a list of bird species for consideration. Upon a voice vote, motion carried.

**Continue discussion related to the provisions for front yard gardening**

Commissioner England would like to see a lessor setback in the street side yard and perhaps raised bed produce gardening in the front yard.

Commissioner McDonald noted if a property did not have a rear or interior side yard for produce gardening the City leases raised bed gardening plots at the community garden for a minimal fee. He is disinclined to change the ordinance due to storm water management and aesthetics.

Commissioner England suggested front yard produce gardening as a conditional use.

Chairman Buckley noted an owner would really want to have a front yard produce garden to invest application fee for the public hearing associated with the Conditional Use.

Commissioner Inman would not want to see front yard produce gardening without notification to the neighbors and taking their comments into consideration.

Motion by Commissioner England and seconded by Commissioner McDonald to table to the next meeting. Upon a voice vote, motion carried.

### **Review ordinance provisions for outdoor storage canopies**

Ms. Berg noted the existing ordinance was adopted in 2010 and has served the City well since that time. The ordinance was created because outdoor enclosed canopies were being used to store indoor items such as upholstered furniture and other items which should not be stored outside, used for sleeping purposes and the City received complaints a few were providing harborage for rodents.

A citizen requested that storage canopies be allowed to have walls.

A building or structure that has a roof and walls must be constructed in accord with the city ordinance for accessory structures. Outdoor canopies do not meet the ordinance provisions. Therefore, to allow outdoor storage canopies it was determined to allow them with roofs, but not walls, instead of prohibiting them.

Commission Loden inquired if canopies were required to be anchored down. Ms. Berg responded canopies should be installed in accord with the manufacturer's installation instructions which includes anchoring. Outdoor canopies may not be attached to anything permanently on the ground, such as embedded or anchored to a concrete pad.

Motion by Commissioner McDonald and seconded by Commissioner England to affirm and maintain the current ordinance provision for outdoor storage canopies. Upon a voice vote, motion carried.

At 7:00 PM motion by Commissioner England and seconded by Commissioner McDonald to adjourn. Upon a voice vote, motion carried.