

**CITY OF TWO RIVERS
PLAN COMMISSION
August 8, 2016**

MINUTES

The meeting was called to order by Chairman Buckley at 5:34 PM.

Present: Chairman Gregory Buckley, David England, Kay Koach, City Engineer Jim McDonald, and Adam Wachowski. Adam Becker arrived at 5:36PM.

Absent and excused: Jane Rulseh.

Also present: Don Karman, Barry Krahn, Pamela Stephens, Larry Veldre; Alisa Schafer, Herald-Times Reporter; Kim Graves, City Clerk; Marty Marchek, City Planner; and Vicky Berg, Recording Secretary.

Public hearing on the Project Plan and Boundaries of TID No. 11 which is proposed to support rehabilitation of the former St. Peter the Fisherman School and other properties along the Lincoln Avenue corridor

Mr. Marchek and Chairman Buckley provided a summary of the description, statutory requirements and the financing methods for TID No. 11.

Chairman Buckley opened the public hearing. The following person(s) addressed the Commission:

- Larry Veldre, 1448 Terrace Court, Two Rivers

After three calls, with no one else wishing to address the Commission, the Chairman closed the public hearing.

Commissioner Wachowski suggested prioritizing the optional public infrastructure projects, and further, would like improvements to Vietnam Park to be a top priority because the park is highly utilized and in need of some upgrades such as electrical/lighting.

Mr. Marchek noted the optional projects are in no particular order because infrastructure may be needed based on the location of development in the District.

Chairman Buckley, Commissioner England and Commissioner Becker voiced their agreement in listing the optional projects in no particular order to allow the City Council the flexibility to choose which optional projects to pursue based on development in the District.

Resolution adopting the Project Plan and Boundaries for TID No. 11

Motion by Commissioner McDonald and seconded by Commissioner England to adopt the resolution subject to any requirements from the Attorney reviewing the Project Plan; and refer to Council for their action. Upon a roll call vote, Ayes (5): Becker, Buckley, England, Koach and McDonald; Noes (1): Wachowski. Motion carried.

Review proposed Zoning Code Text Amendment to include "Event Facility/Assembly Hall" as a permitted use in the B-1 Business District

Mr. Krahn addressed the Commission regarding the need to define "Event Facility/Assembly Hall" properly to encompass their intended use of the former St. Luke Church building as a wedding chapel/rental business. They intend to lease space in the lower level to accessory retail businesses related to weddings such as linen rental, photography, etc.

Mr. Marchek noted staff and Mr. Krahn have worked together to create the definition for Event Facility/Assembly Hall and suggested adding "accessory beverage services" to the definition.

Motion by Commissioner Wachowski and seconded by Commissioner Koach to recommend approval of the ordinance, with the addition of "accessory beverage services" and forward to Council for public hearing. Upon a roll call vote, Ayes (6): Becker, Buckley, England, Koach, McDonald and Wachowski; Noes (0). Motion carried.

Continue review of proposed ordinance to define "Agriculture" and amend what types of agriculture shall be permitted as a conditional use in the R-1 & R-2 Residence Districts

Motion by Commissioner England and seconded by Commissioner Koach to recommend the ordinance for approval and forwarded to Council for public hearing. Upon a roll call vote, Ayes (5): Becker, Buckley, England, Koach and McDonald; Noes (1): Wachowski. Motion carried.

Discussion of Redevelopment Strategy Plan for Downtown Harbor Area, including Public Access and Marina Development Plans

A Special Joint Meeting with City Council and Planning Consultants has been scheduled for Monday, August 29, 2016 at 6:00PM.

At 6:44 PM motion by Commissioner Koach and seconded by Commissioner Wachowski to adjourn. Upon a voice vote, motion carried.