

**CITY OF TWO RIVERS
PLAN COMMISSION
February 13, 2017**

MINUTES

The meeting was called to order by Chairman Buckley at 5:30 PM.

Present: Chairman Gregory Buckley, David England, Kay Koach, City Engineer Jim McDonald. Adam Wachowski arrived at 5:33PM.

Absent and excused: Jayne Rulseh (one vacant position on Commission)

Also present: Paul Dier, Robert Limon, Jim Maples, Dave and Nicole Schmaling, John Streu, Larry Veldre and Vicky Berg, Recording Secretary.

Consider request to change the zoning for 1412 - 20th Street from B-1 Business District to R-3 Single and Double Family Residence District, submitted by Robert Limon and Nicole Malek (owners)

Motion by Commissioner McDonald and seconded by Commissioner Koach to recommend approval and forward to Council for public hearing. Upon a roll call vote, Ayes (5): Buckley, England, Koach, McDonald and Wachowski; Noes (0). Motion carried.

Consider request for a Conditional Use Permit to recycle and store concrete pavement and milled asphalt in the B-2 Business District at 3612 Lincoln Avenue, submitted by Vinton-Green Bay, LLC (owner)

Paul Dier, 1100 Mahogany Court, addressed the Commission related to noise levels caused by vehicle back up alarms and operating equipment, hours of operation and emission standards.

Mr. Streu noted noise levels and emission standards will be monitored by the Department of Natural Resources. Milled asphalt shall arrive on the site already processed. The concrete pavement recycling portion of the project is estimated to be complete in early July.

Motion by Commissioner Koach and seconded by Commission McDonald to recommend approval and forward to Council for public hearing with the following conditions:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance thereof.
2. This Permit is subject to amendment and termination in accordance with the provision of the Zoning Code of this Municipality.

3. Operation of the use permitted shall be in strict conformity to the letter of request and Site Plan filed in connection with the Petition for this Permit and such letter of request and Site Plan is incorporated herein by reference as if set forth in detail herein. Also, operations of the use permitted shall be in strict conformity to the conditions described herein.
4. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
5. This Permit is specifically issued to Vinton-Green Bay, LLC.
6. Conditions of Operations:
 - a. Hours of Operation: 6:30AM - 6:30PM, Monday - Friday.
 - b. Term of Permit: March 13, 2017 - October 27, 2017
 - c. Concrete and asphalt shall be sufficiently dampened before and during the recycling and storage process to prevent dust from floating or being blown into the street or on adjacent property.

Upon a roll call vote, Ayes (5): Buckley, England, Koach, McDonald and Wachowski; Noes (0). Motion carried.

Review Site, Architectural, Lighting and Landscaping Plans to construct three self-storage buildings in the B-2 Business District in the 3100 Block of Garfield Street, submitted by Laris Veldre d/b/a VP Commercial, LLC (owner)

Discussion included providing an asphalt approach, the size of plantings along Garfield Street and date specific to complete construction of all three buildings.

Motion by Commissioner McDonald and seconded by Commissioner Koach to approve the Plans subject to the following:

1. Any requirements of the City Engineer related to storm water management
2. Provide twenty (20) foot wide asphalt approaches and driveways from the street to five (5) feet inside the property line.
3. Provide detailed construction drawings for each building prior to the issuance of any building permits.
4. Any requirements of the Fire Department related to accessibility for emergency and fire vehicles.
5. Landscape plantings along Garfield Street shown on the plan shall be at least one (1) gallon in size at the time of planting.
6. All buildings shall be constructed prior to December 31, 2022.

Upon a roll call vote, Ayes (5): Buckley, England, Koach, McDonald and Wachowski; Noes (0). Motion carried.

Consider request for a Conditional Use Permit to operate three (3) self-storage buildings in the B-2 Business District in the 3100 Block of Garfield Street, submitted by Laris Veldre d/b/a VP Commercial, LLC (owner)

Motion by Commissioner Koach and seconded by Commissioner McDonald to recommend approval and forward to Council for public hearing with the following conditions:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit shall lapse unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity with this Permit, are made prior to the construction of each building.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
4. Construction and operation of the use permitted shall be in strict conformity to the approved Site, Architectural, Lighting and Landscaping Plans filed in connection with this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
5. Any substantial change or expansion of the facilities permitted by the initial issuance of the Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is granted to Laris Veldre d/b/a VP Commercial, LLC and shall not lapse upon a change in ownership. Any subsequent owner(s) shall be bound by this Permit and shall continue all operations in strict accordance with this Permit.
7. This Permit shall lapse should the land use described herein cease for more than twelve (12) months.
8. Any of the conditions of this Permit which would normally be the responsibility of owner or tenant of the premises shall be made a part of the tenant's lease by the owner, which lease shall contain provisions for posting of the pertinent conditions to notify tenants and employees thereof as may be necessary to carry out the conditions.
9. Conditions on the Operation:
 - a. Self-storage units may be rented or leased only for the storage of household or personal goods, vehicles, recreational vehicles, boats, business supplies or contractor supplies.
 - b. No sales, service, repair, fabrication or manufacturing activities are permitted in the storage units.
 - c. No animals, livestock, rabbits, fowl or poultry of any kind shall be raised, bred or kept in any unit.

- d. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted in any unit, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or a public nuisance.
- e. There shall be no outdoor operations or storage.
- f. No hazardous substances or materials as defined by federal, state or local law shall be brought upon, kept or used in, on or about a unit, except for small quantities of gasoline or motor oil necessary for motor vehicles.
- g. The buildings shall comply with applicable building and fire codes and safety requirements.
- h. All signage shall be in accord with the City Sign Code.
- i. All landscape plantings shall be maintained and kept in good health or be replaced; and all landscaped areas shall be maintained in such a manner to be free of weeds.

Upon a roll call vote, Ayes (5): Buckley, England, Koach, McDonald and Wachowski; Noes (0). Motion carried.

Status Report -- 1717 Columbus Street

The owner received citation and entered not guilty plea. Trial was conducted end of January 2017 resulted in guilty verdict. City may notice owner in the future if trees are not installed.

At 6:35 PM motion by Commissioner Wachowski and seconded by Commissioner England to adjourn. Upon a voice vote, motion carried.

Vicky Berg, Recording Secretary