

**CITY OF TWO RIVERS
PLAN COMMISSION
July 20, 2017**

MINUTES

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

Present: Chairman Gregory Buckley, David England, Rick Inman, City Engineer Jim McDonald and Jayne Rulseh. Connie Louden arrived at 5:40 PM.

Absent and excused: None. (one vacant position)

Also present: Vicky Berg, Recording Secretary.

Consider request for a Conditional Use Permit for the construction of a parking lot in the R-3 Single and Double Family Residence District at 2608 Wilson Street intended to be leased/sold to Riverside Seafood, Inc., submitted by the City of Two Rivers (owner) and Riverside Seafood, Inc. (applicant)

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

- a. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
- b. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (12) months of the date hereof.
- c. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
- d. Construction and operation of the use permitted shall be in strict conformity to the approved Site and Landscaping Plans filed with the Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
- e. 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.
- f. This Permit is specifically issued to the City of Two Rivers and Riverside Seafood, Inc. and shall lapse upon a change in tenancy or should the property, now owned by the City, be sold to another party other than Riverside Seafood, Inc.

- g. Conditions of Operations:
 - a. The parking lot may not be used until all landscaping and the privacy fence is in place as shown on the approved plan.
 - b. All landscaping 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.
 - c. The privacy fence shall be maintained in a good state of repair or be replaced.
 - d. The parking lot shall be paved and striped within 4 years.
 - e. Signage in accord with the City's Sign Code.

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

Review revised Site and Landscaping Plans for proposed parking lot at 2608 Wilson Street, submitted by the City of Two Rivers (owner)

Motion by Commissioner Inman and seconded by Commissioner Rulseh to approve the Plans with the following conditions:

- a. Any recommendation from the City Engineer related to 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 parking lot lighting prior to installation.
- c. Concrete driveways must be installed prior to use of the parking lot.

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

Commissioner Louden arrived.

At 5:44 PM motion by Commissioner England and seconded by Commissioner Rulseh to adjourn.
Upon a voice vote, motion carried.

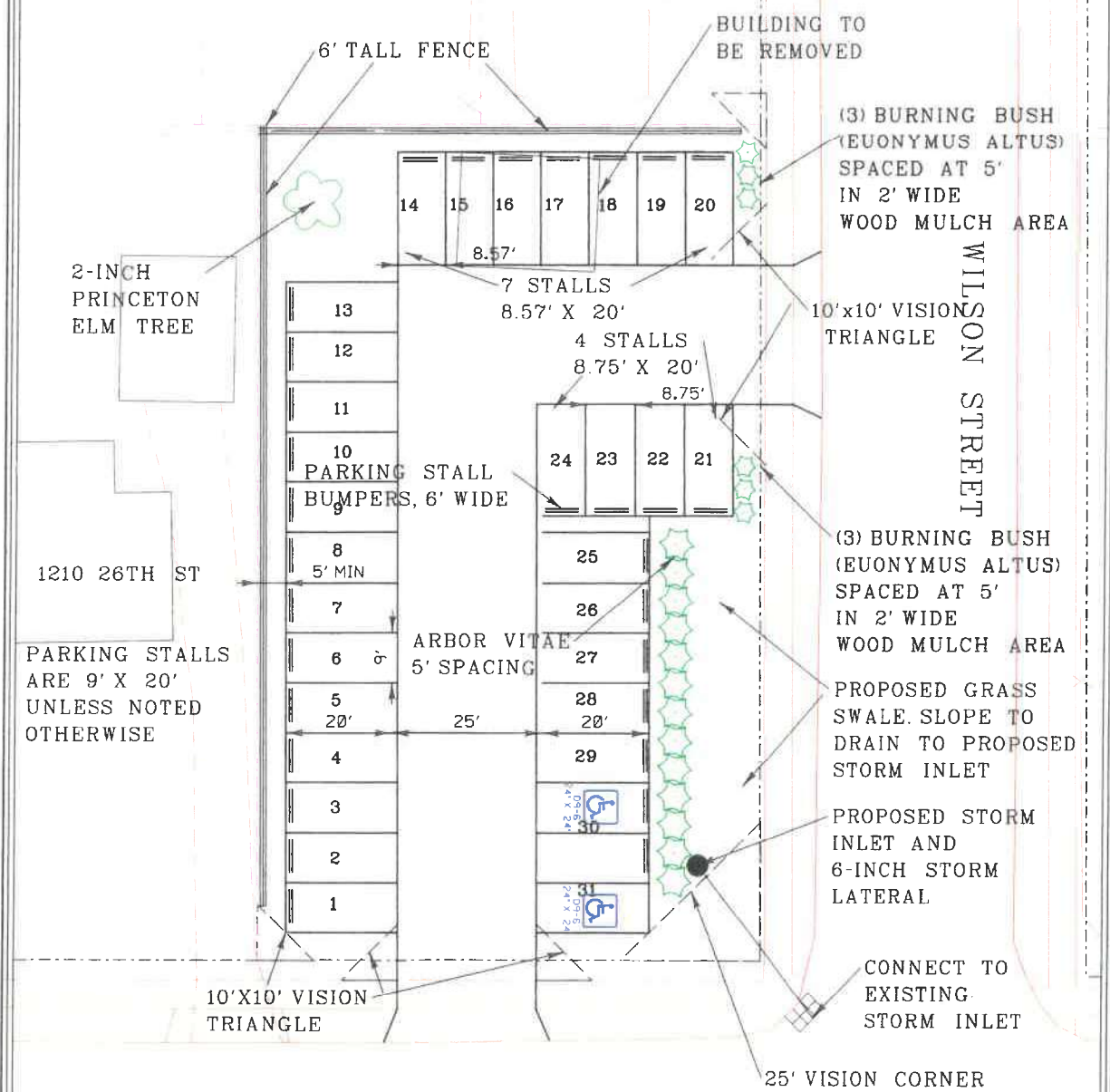


Vicky Berg, Recording Secretary

1213 27TH ST

1207 27TH ST

2618 WILSON ST



2-INCH PRINCETON ELM TREE

BUILDING TO BE REMOVED

(3) BURNING BUSH (EUONYMUS ALTUS) SPACED AT 5' IN 2' WIDE WOOD MULCH AREA

14 15 16 17 18 19 20

8.57'

7 STALLS

8.57' X 20'

10'x10' VISION TRIANGLE

WILSON STREET

4 STALLS

8.75' X 20'

8.75'

13
12
11
10
9
8
7
6
5
4
3
2
1

PARKING STALL BUMPERS, 6' WIDE

24 23 22 21

(3) BURNING BUSH (EUONYMUS ALTUS) SPACED AT 5' IN 2' WIDE WOOD MULCH AREA

1210 26TH ST

PARKING STALLS ARE 9' X 20' UNLESS NOTED OTHERWISE

ARBOR VITAE 5' SPACING

PROPOSED GRASS SWALE SLOPE TO DRAIN TO PROPOSED STORM INLET

PROPOSED STORM INLET AND 6-INCH STORM LATERAL

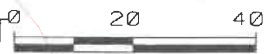
10'X10' VISION TRIANGLE

CONNECT TO EXISTING STORM INLET

25' VISION CORNER

26TH STREET

SCALE, FEET



2520 WILSON STREET RIVERSIDE SEAFOODS

CITY OF TWO RIVERS, OWNER
PROPOSED PARKING LOT
NORTHWEST CORNER, 26TH & WILSON STREET