

**CITY OF TWO RIVERS
PLAN COMMISSION
March 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 and Adam Wachowski.

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

Also present: Brenda and Brian Henrickson and Vicky Berg, Recording Secretary.

Chairman Buckley suggested proceeding with the Henrickson's request.

Consider request for a Conditional Use Permit to operate "A Cut Above", a beauty salon, in the R-1 Single Family Residence District at 2837 - 43rd Street, submitted by Brenda Henrickson (buyer) and Daniel Tegen (owner)

Motion by Commissioner McDonald and seconded by Commissioner Wachowski to recommend approval and forward to Council with the following conditions of operation:

1. This Permit shall become effective upon the execution and recording by the Owners of the Premises of an acceptance thereof.
2. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of the municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (12) months of the date hereof.
3. The 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 and Architectural Plans filed 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 this Conditional Use Permit would require approval by the Plan Commission and City Council as an amendment to this Conditional Use Permit.
6. This permit is specifically granted to Brenda Henrickson, d/b/a A Cut Above and shall lapse upon a change in ownership or tenancy of the subject premises; or if the land use ceases operation for more than 12 months. This Permit may be reissued only after proper application is made to the City as if this Permit were being newly issued.

7. Additional Conditions:
 - a. Hours of Operation: 8AM - 6PM, Monday, Wednesday, Friday and Saturday; and 8AM - 8PM, Tuesday and Thursday. No business shall be transacted on Sunday.
 - b. Brenda Henrickson (owner) plus one (1) employee may be engaged in the business.
 - c. Brenda Henrickson shall obtain and maintain a license from the State of Wisconsin to operate the beauty salon. A current copy of said license shall be provided to and kept on file by the City.
 - d. All operations shall take place within the accessory building shown on the approved Site Plan.
 - e. There shall be no exterior alterations to the dwelling or accessory building specific to the business operations, except those shown on the approved Architectural Plan.
 - f. Off-street parking for 2-3 vehicles shall be provided in the private driveway to the dwelling.
 - g. Signage shall comply with the Sign Code provisions for Home Occupations.

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

Consider request to change the zoning for 113 Taylor Street from B-3 Business District to R-3 Single and Double Family Residence District, submitted by Keith and Pam Duveneck (owners)

Motion by Commissioner Wachowski and seconded by Commissioner England 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 proposed amendment to the Official Map to add East River Street from 16th Street to 19th Street, 16th and 18th Streets east to East River Street, a strip of land in the 1800 Block of Jefferson Street and a strip of land in the 1400 Block of 19th Street.

A map showing the two street layout alternatives from the strategic plan were distributed.

Correspondence from Thermo Fisher was distributed. Thermo Fisher objects to the proposed amendment because they believe locating streets within Thermo Fisher's property, based on a development plan which Thermo has opposed in the past, will diminish the value of the property.

Discussion included this amendment was the preferred street layout in accord with the recently adopted strategic plan for the area. It was suggested to extend East River Street to 16th Street, which was not included in the preferred street layout. This amendment provides a conceptual street plan and may be amended based on what type of development is presented to the City.

Motion by Commissioner McDonald to extend East River Street to 16th Street and forward to Council for public hearing. The motion died for lack of a second.

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

At 6:14 PM motion by Commissioner McDonald and seconded by Commissioner Wachowski to adjourn. Upon a voice vote, motion carried.

Vicky Berg, Recording Secretary