

**CITY OF TWO RIVERS
PLAN COMMISSION
May 9, 2016**

MINUTES

The meeting was called to order by Chairman Buckley at 5:31 PM.

Present: Adam Becker, Chairman Gregory Buckley, David England, Kay Koach, City Engineer Jim McDonald, and Jayne Rulseh. Adam Wachowski arrived at 5:50 PM.

Absent and excused: None.

Also present: Tracy Koach, Councilmember Bonnie Shimulunas, Judy Goodchild, Park & Recreation Director; and Marty Marchek, City Planner.

Consider request to reduce the green space at 816 - 22nd Street for two areas, submitted by Patsy Walesh, d/b/a Patsy's Hwy 42 Mobil Mart (owner)

Ms. Walesh explained the small area on Lincoln is difficult to maintain because of vehicles traveling over the area, access patterns to the pumps and winter salt kills the plants. The green space at the northeast corner has been paved to provide access to the building located at 813 - 23rd Street.

Motion by Commissioner England and seconded by Commissioner McDonald to eliminate both landscaped from the approved Site Plan. Upon a voice vote, motion carried.

Review Site, Architectural and Landscaping Plans for a proposed park shelter to be located at 1145 Harbor Street, submitted by the City of Two Rivers (owner)

Commissioner McDonald noted the exterior colors of the shelter are intended to match the Coast Guard Station and 17th Street Bridge Tender house. The shelter shall include two bathrooms, a mechanical room and a shower room. Controlled use of the shower room is anticipated by use of a card swiper or key code after obtaining a permit. The shower room would be used primarily by recreational boaters.

Landscaping and lighting plans have not been finalized and will be provided to the Commissioner for review at a later date.

Motion by Commissioner Rulseh and seconded by Commissioner Koach to approve the Site and Architectural Plans as submitted. Upon a voice vote, motion carried.

Request from Commissioner England to discuss zoning ordinance regulations related to average setback limits, minimum dwelling size and vegetable gardening

Discussion included the following:

- Commissioner England questioned whether the average setback could be exceeded or can the minimum setback be used.

Mr. Marchek noted in a developed block where an average setback has been created the average setback or a greater setback may be used.

Commissioner England suggested language clarifying if the minimum setback could or could not be used to regulate a front addition to an existing home or regulate a new home on an infill lot.

- Commissioner England would like to see the minimum dwelling size be more flexible and decreased from 800 square feet to perhaps 400 square feet.
- Commissioner England would like language created to include vegetable gardening as permitted obstructions in rear and interior side yards.
- Commissioner England and Commissioner Rulseh would like to see language prepared to allow vegetable gardening in the front yard with some regulation.

Motion by Commissioner England and seconded by Commissioner Wachowski to table.
Upon a voice vote, motion carried.

At 6:39 PM motion by Commissioner Wachowski and seconded by Commissioner England to adjourn. Upon a voice vote, motion carried.

Marty Marchek, City Planner