

**CITY OF TWO RIVERS  
PLAN COMMISSION  
November 14, 2016**

**MINUTES**

The meeting was called to order by Chairman Buckley at 5:35 PM.

Present: Chairman Gregory Buckley, David England, Kay Koach, Jayne Rulseh and Adam Wachowski.

Absent and excused: City Engineer Jim McDonald

Chairman Buckley informed the Commission that Adam Becker tendered his resignation from the Commission because he accepted a new job which required relocation.

Also present: Glen Brower, Ann England, Dale Eslinger, William and Cheryl Fisher, Michael Huck, Peter Wills, Bonnie Shimulunas, Councilmember; Scott Schneider, Fire Chief; Marty Marchek, City Planner and Vicky Berg, Recording Secretary.

**Consider request to amend the City's Comprehensive Plan Land Use Map to change the land use designation from "Commercial and Service Business" to "Mixed Use (Residential, Commercial, Office, Service Business)" for 1715 East Street, submitted by Glen Brower (owner)**

Mr. Brower read a prepared statement of his request.

Motion by Commissioner Wachowski and seconded by Commissioner England to approve the resolution recommending the amendment to the City's Comprehensive Plan Land Use Map and forward to Council for public hearing. Upon a roll call vote, Ayes (5): Buckley, England, Koach, Rulseh and Wachowski; Noes (0). Motion carried.

**Consider a request for a change in zoning from B-1 Business District to R-3 Single and Double Family Residence District for the property located at 1715 East Street, submitted by Glen Brower (owner)**

Motion by Commissioner Rulseh and seconded by Commissioner Wachowski to recommend approval of the change in zoning from B-1 to R-3 subject to approval of the Comprehensive Plan Land Use Map and forward to Council for public hearing. Upon a roll call vote, Ayes (5): Buckley, England, Koach, Rulseh and Wachowski; Noes (0). Motion carried.

**Consider request to amend the City's Comprehensive Plan Land Use Map to change the land use designation from "Existing Urban Development" to "Commercial and Service Business" for 2006 - 14th, submitted by Diane Ellerman (owner) and Dale Eslinger (buyer)**

Mr. Eslinger explained his request to the Commission.

Motion by Commissioner England and seconded by Commissioner Rulseh to approve the enclosed resolution recommending the amendment to the City's Comprehensive Plan Land Use Map and forward to Council for public hearing. Upon a roll call vote, Ayes (5): Buckley, England, Koach, Rulseh and Wachowski; Noes (0). Motion carried.

**Consider a request for a change in zoning from R-3 Single and Double Family Residence District to I-2 Industrial District for the property located at 2006 - 14th Street, submitted by Diane Ellerman (owner) and Dale Eslinger (buyer)**

Motion by Commissioner Wachowski and seconded by Commissioner England to recommend the change in zoning from R-3 to I-2 subject to approval of the Comprehensive Plan Land Use Map and forward to Council for public hearing. Upon a roll call vote, Ayes (5): Buckley, England, Koach, Rulseh and Wachowski; Noes (0). Motion carried.

**Consider request for a Planned Unit Development consisting of three multi-family residential buildings (40 units total) for the former St. Mark Parish campus in the 2200 block of 12th Street, bounded by 12th Street on north, Victory Street to the east, 11th Street to the south and Webster Street to the west, submitted by Lakeshore CAP, Inc. (owner) and Impact Seven, Inc. (developer)**

A communication, not in favor of the development, from William and Cherly Fischer was distributed to the Commission.

Chairman Buckley noted discussions continue regarding the number of units, the need to retain the garages for storage and to defer application for tax credits to November 2017.

Commissioner Ms. Koach concurred the garages should remain part of the design.

Commissioner Wachowski stated 40 units is too large and suggested a design to better suit the neighborhood such as side-by-side duplexes for the entire block.

Mr. Marchek suggested designating the former school units for people at least 55 years of age.

Mr. Huck addressed the Commission noting they have not arrived at a final design yet and have determined it would be wise to apply for tax credits in late 2017. The project is steered for multi-family units for economic reasons and to meet a community need to provide housing for low to moderate income residents. Lakeshore CAP remains cautious to designate a minimum age requirement to prevent eliminating the availability of units to the low-wage workforce. Mr. Huck requested tabling this item to the January meeting to allow for further discussions and preparation of the final design.

Motion by Commissioner England and seconded by Commissioner Koach to table to the January 2017 meeting. Upon a roll call vote, Ayes (5): Buckley, England, Koach, Rulseh and Wachowski; Noes (0). Motion carried.

**Overview of schedule for the creation of TID No. 12 for the redevelopment of the former St. Mark's Parish campus for a multi-family planned unit development**

Based on the delay to apply for tax credits, the timeline to complete TID No. 12 may be extended. Motion was made by Commissioner Wachowski and seconded by Commissioner England to defer further actions related to on TID No. 12 to January 2017. Upon a roll call vote, Ayes (5): Buckley, England, Koach, Rulseh and Wachowski; Noes (0). Motion carried.

**Consider a Zoning Code Text Amendment to include "Art Studio" as a Conditional Use in the R-3 Single and Double Family Residence District**

Ms. England addressed the Commission.

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

**Consider revisions to the proposed ordinance to create Section 6-5-22, entitled "Licensing and Keeping of Chickens" in the City**

It was suggested to revise the "agriculture" ordinance should to allow the keeping of more than six hens as a conditional use in the residential districts; and increase the coop height to ten feet in the "keeping of chickens" ordinance.

Motion by Commissioner England and seconded by Commissioner Rulseh to revise the "agriculture" ordinance to allow the keeping of more than six hens as a conditional use and forward to Council for public hearing; and to revise the "keeping of chickens" ordinance to increase the height of the coop to ten feet. Upon a roll call vote, Ayes (4): Buckley, England, Koach and Rulseh; Noes (1) Wachowski. Motion carried.

**Consider Zoning Code Text Amendment to Section 10-1-3 to state that the zoning district boundary lines on the Zoning District Map are established along the centerlines of right-of-way lines, unless otherwise indicated**

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

**Acquisition of property located at 1326 East River Street**

Commissioner Wachowski voiced his concerns with the City purchasing a taxable property, funding the cost of demolition and property then becoming tax-exempt.

Motion by Commissioner England and seconded by Commissioner Rulseh to recommend approval of the acquisition. Upon a roll call vote, Ayes (4): Buckley, England, Koach and Rulseh; Noes (1) Wachowski. Motion carried.

**Acquisition of a strip of land to allow for the construction of a new public street to provide a connection from Roosevelt Avenue to Memorial Drive, preliminarily identified as an extension of 9th Place**

Commissioner Wachowski voiced his concerns that there will be no access to the proposed public street from the northbound lane on Memorial Drive, and further, adequate access is available from Roosevelt Avenue for the Holy Family Memorial Clinic.

Motion by Commissioner Rulseh and seconded by Commissioner England to recommend approval of the acquisition. Upon a roll call vote, Ayes (4): Buckley, England, Koach and Rulseh; Noes (1) Wachowski. Motion carried.

At 7:10 PM motion by Commissioner and seconded by Commissioner to adjourn. Upon a voice vote, motion carried.

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Vicky Berg, Recording Secretary