

CITY OF TWO RIVERS
COMMUNITY DEVELOPMENT AUTHORITY AND
BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE
PROCEEDINGS
Tuesday, August 31, 2021 at 5:15 PM
Council Chambers - City Hall

Call to Order

The meeting was called to order by BIDC Chair Gregory Coenen at 5:15 PM.

Roll Call

BIDC Members present: Gregory Coenen, Keith Lyons, Donald Karmen and Tracey Koach

CDA Members present: Curt Andrews, Keith Lyons, Gregory Coenen, Keith Lyons, and Tracey Koach.

Absent: Betty Bittner, Tracy Yaggie, and Daniel Wettstein

Also present was Greg Buckley, City Manager and Elizabeth Runge, Community Development Director.

Approve minutes from July 15, 2021 Meeting

A motion was made by Curt Andrews and seconded by Keith Lyons to approve the minutes. Motion carried.

Review of Site Plans for Proposal on Woodland Drive and Highway 310 for compliance with Woodland Industrial Park Covenants

Staff presented an overview of the Woodland Industrial Park Covenants with the preliminary plans for development. Upon review of the restrictive covenants and plans, the BIDC recommended approval of the plans with the following conditions:

The preliminary plans show six parking spaces. A motion was made by Curt Andrews and seconded by Dick Klinkner to increase the number of parking spaces along the front (west) entrance to eight spaces. Motion carried.

The front (west) entrance has a loading door. Park Covenants do not allow a loading door on this on the front of the building therefore a variance is necessary from the Committee. A motion was made by Dick Klinkner and seconded by Donald Karmen to provide a variance for the loading door placement.

There is one condition within the covenants that is left to be addressed. It is related to the street side yard. The street side yard covenants do not address the existence of small wind energy placement. While this project has already received the approval of a conditional use for two small wind energy systems, this will need approval by the committee. At this meeting it was unclear if the applicant is joining the parcels for financing reasons as the wind energy systems are Phase II of the project.

Closed Executive Session

A motion was made by Dick Klinkner and seconded Curt Andrews to go into closed session. Motion carried. Discussion occurred about a loan request from the City's revolving loan fund.

A motion was made by Dick Klinkner and seconded by Keith Lyons to go into open session. Motion carried

Action after Reconvening into Open Session:

A motion was made by Curt Andrews and seconded by Keith Lyons to establish a small sub-committee to review the additional information requested of the loan applicant to provide an answer to the loan request. The motion carried.

Adjournment

At 7:00 PM, a motion was made by Dick Klinkner, seconded by Keith Lyons to adjourn. Motion carried to adjourn the meeting.