

**City of Two Rivers
Plan Commission**

**Monday, March 12, 2018
5:30 PM
City Hall Council Chambers**

Minutes

1. Call to Order

Chairman Buckley called the meeting to order at 5:32 PM.

2. Roll Call

Attendee Name	Title	Status	Arrived
David England	Commissioner	Present	
Greg Buckley	Chairman	Present	
Rick Inman	Commissioner	Present	
Connie Loden	Commissioner	Present	
Jayne Rulseh	Commissioner	Present	
Jim McDonald	Commissioner	Present	

Also Present: Mike Yelmene and Vicky Berg, Recording Secretary.

3. Action Items

- A. Consider request for Conditional Use Permit for a warehouse in the B-2 Business District in the 1000 block of 35th Street, submitted by Michael and Mary Yelmene (property owners)

Motion to recommend approval and forward to Council for public hearing with the following conditions:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. 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.
3. This 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, Architectural, Lighting 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.
5. 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.
6. This Permit is specifically issued to Michael and Mary Yelmene and shall lapse upon a change in ownership or tenancy of the subject premises.
7. Conditions of Operations:
 - a. The warehouse shall be used for indoor storage of movable personal property.

- b. No outdoor storage is permitted.
- c. No manufacturing, fabrication or processing use is permitted.
- d. No hazardous substances or materials as defined by federal, state or local law shall be brought upon, kept or used in, on or about the warehouse, except for small quantities of gasoline or motor oil necessary for motor vehicles.
- e. The building shall comply with applicable Building and Fire Codes and safety requirements.
- f. All landscape 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.
- g. Signage shall be in accord with the City's Sign Code.

Upon a roll call vote, motion carried.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 3/19/2018 6:00 PM
MOVER:	Jim McDonald, Commissioner	
SECONDER:	David England, Commissioner	
AYES:	England, Buckley, Inman, Loden, Rulseh, McDonald	

- B. Review Site, Architectural, Landscaping and Lighting Plans for a 40' x 64' warehouse in the B-2 Business District located in the 1000 Block of 35th Street, submitted by Michael and Mary Yelmene (property owners)

Discussion included no need for screening along lot lines adjacent to residential properties because the proposed warehouse has not outdoor storage or parking areas adjacent to the residential properties. The exterior walls will be covered with vertical steel siding in the color of natural clay.

Motion to approve the plans subject to the following:

- 1. Any requirements of the City Engineer related to storm water management or other infrastructure.
- 2. There shall be no other lighting on the premises except for the fixtures shown on the south wall of the building. Additional lighting shall require Plan Commission approval.
- 3. Any change in use of the building shall require Plan Commission review of revised Site, Architectural, Lighting and Landscaping Plans.

Upon a roll call vote, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David England, Commissioner
SECONDER:	Jim McDonald, Commissioner
AYES:	England, Buckley, Inman, Loden, Rulseh, McDonald

- C. Review Site, Architectural, Landscaping and Lighting Plans for a 50' x 47' headworks building in the I-1 Industrial District at the City's Wastewater Treatment Plant, 1401 Lake Street, submitted by the City of Two Rivers (property owner)

Motion to approve the plans as submitted. Upon a roll call vote, motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Connie Loden, Commissioner
SECONDER: Rick Inman, Commissioner
AYES: England, Buckley, Inman, Loden, Rulseh, McDonald

D. Consider property acquisition of the commercial property at 1431 East River Street

Motion to recommend approval of the land acquisition and forward to Council. Staff shall create a list of possible land uses for the property for review by the Plan Commission. Upon a roll call vote, motion carried.

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] **Next:** 3/19/2018 6:00 PM
MOVER: David England, Commissioner
SECONDER: Jayne Rulseh, Commissioner
AYES: England, Buckley, Inman, Loden, Rulseh, McDonald

4. Addendum

- A. Planned City acquisition of an approximately 14 foot wide strip of property across the Lincoln Avenue frontage of the property at 4115 Lincoln Avenue, for expansion of the public street right-of-way to allow construction of bicycle/pedestrian trail. Review and findings related to whether this change to the property impacts Conditional Use Permit 2017-01 which allows for the keeping of certain animals at this property; Jeremy and Shannon Berglund (owners)

The subject property contains approximately 2.18 acres. The City proposes to acquire a 14 foot wide strip in the front yard which equals approximately 0.07 acres. The subject property would be reduced in size to approximately 2.11 acres.

Conditional Use Permit 2017-01 allows for the keeping of certain animals in the rear yard.

Motion that the reduction of lot size shall have no impact on Conditional Use Permit 2017-01 because the rear yard, where the animals are kept, is not being reduced in size. Upon a roll call vote, motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jim McDonald, Commissioner
SECONDER: David England, Commissioner
AYES: England, Buckley, Inman, Loden, Rulseh, McDonald

5. Adjournment

- A. Motion to adjourn at 6:26 PM. Upon a voice vote, motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: David England, Commissioner
SECONDER: Jayne Rulseh, Commissioner
AYES: England, Buckley, Inman, Loden, Rulseh, McDonald



Vicky Berg, Recording Secretary