

**City of Two Rivers
Plan Commission**

**Monday, April 9, 2018
5:30 PM
City Hall Council Chambers**

Minutes

1. Call to Order

Chairman Buckley call the meeting to order at 5:31 PM.

2. Roll Call

Attendee Name	Title	Status	Arrived
David England	Commissioner	Present	
Greg Buckley	Chairman	Present	
Rick Inman	Commissioner	Present	
Connie Loden	Commissioner	Late	5:40 PM
Jayne Rulseh	Commissioner	Present	
Jim McDonald	Commissioner	Present	

Also Present: Jeffrey Check, Jeff Dewane, April Hunkins and Vicky Berg, Recording Secretary.

3. Action Items

- A. Request for a Conditional Use Permit to establish "Sic Addiction Tattoo" a tattoo and body piercing establishment, in the B-1 Business District at 1624 Washington Street, submitted by Apryl Hunkins (applicant) and Donna Parker (property owner)

Motion to recommend approval subject to the conditions listed in the draft permit and forward to Council for public hearing. Upon a roll call vote, motion carried.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 4/16/2018 6:00 PM
MOVER:	David England, Commissioner	
SECONDER:	Jim McDonald, Commissioner	
AYES:	England, Buckley, Inman, Rulseh, McDonald	
EXCUSED:	Loden	

- B. Consider a request to amend the Development Plan for Phase 2 of Rivers Edge Condominiums and review the amended Site and Architectural Plans, submitted by Jeffrey Check, Oak Park Developers (owner)

A revised Site Plan was distributed. The revised Site Plan includes reconfiguring the decks on Buildings 1, 3 and 4, and moving the buildings northward so that no part of the buildings or decks encroach into adjacent easements.

Substantial changes would require a public hearing. A substantial change is defined by ordinance as an increase in density or traffic congestion, creates service problems, or changes the project design, architecture or aesthetics.

The proposed changes have no impact on density, traffic, services, landscaping and lighting. The changes to the project design include slightly smaller residential buildings with basements and a revised floor plan, which may be considered minor changes.

Motion to recommend approval without a public hearing because the proposed amendments to the plan are not substantial changes. Upon a roll call vote, motion carried.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 4/16/2018 6:00 PM
MOVER:	Jim McDonald, Commissioner	
SECONDER:	Jayne Rulseh, Commissioner	
AYES:	England, Buckley, Inman, Loden, Rulseh, McDonald	

- C. Review Site and Landscaping Plans to amend the parking areas at 1322 - 33 St, submitted by Vinton - Two Rivers (owner)

Mr. Dewane presented the proposed Site Plan which includes deeding a portion of the property to the City for park purposes, providing access to the north and south parking areas from the west parking area, additional green space in the west side yard and creating additional parking stalls in the south parking area.

Mr. Dewane requested one change from the submitted plan. Area B, being adjacent to the future property line between Vinton and the City park includes a concrete barrier wall surrounded by green space and a concrete curb. Mr. Dewane requested eliminating the concrete barrier and planting shrubs and/or trees, 6-8 feet in height while retaining the curb and surrounding green space.

Motion to approve the plan with the requested change to replace the concrete barrier shown on the plan with shrubs and/or trees not to exceed 6-8 feet in height. 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

4. Adjournment

- A. At 6:00PM, motion to adjourn. Upon a voice vote, motion carried.

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


Vicky Berg, Recording Secretary