

**City of Two Rivers  
Plan Commission**

**Monday, February 11, 2019  
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**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Greg Buckley	Chairman	Present	
David England	Commissioner	Present	
Rick Inman	Commissioner	Present	
Kay Koach	Commissioner	Absent	
Connie Loden	Commissioner	Present	
Jim McDonald	Commissioner	Present	
Jayne Rulseh	Commissioner	Absent	

Also Present: Jerome Fox, Jeff DeZeuw, Paul Dier, John Durbrow, John Streu and Vicky Berg, Recording Secretary.

Chairman Buckley stated Ms. Rulseh tendered her resignation due a change in work schedule.

**3. Action Items**

- A. Review Certified Survey Map being Tracts 2 of a Certified Survey Map recorded in Volume 30, Page 159 and part of Block "A" of Hathaway's Subdivision being located in Section 6, Town 19 North, Range 25 East, City of Two Rivers, Manitowoc County, Wisconsin, submitted by Jeffrey DeZeeuw (surveyor) and Patrick and Julie DePrey (owners)

Motion to approve the Certified Survey Map as submitted.

<b>RESULT:</b>	<b>APPROVED WITH ROLL CALL [UNANIMOUS]</b>
<b>MOVER:</b>	Jim McDonald, Commissioner
<b>SECONDER:</b>	David England, Commissioner
<b>AYES:</b>	Buckley, England, Inman, Loden, McDonald
<b>ABSENT:</b>	Koach, Rulseh

- B. Consider request for a Conditional Use Permit to recycle concrete and asphalt pavement in the B-2 Business District at 3612 Lincoln Avenue, submitted by Vinton-Green Bay, LLC (owner)

Secretary Berg provided a brief summary of the request and a list of conditions the Commission may consider should the recommendation be to approve.

The Plan Commission questioned the 7:00 AM start time for operations time because the time on the application was different. This was changed in accord with the City's noise ordinance after discussing with Mr. Streu. Mr. Streu confirmed no operations would take place on Saturdays, Sundays or holidays. The number of recycling events and duration of each event would be based on the amount of stock piled materials, most likely in early spring or fall.

Concerns and discussion included:

- Hours of operation, number of days and recycling events
- Noise from equipment, back-up alarms, dumping and moving raw materials, material handling prior to recycling
- Airborne particles
- Vibration
- Monitoring of operations
- Industrial use being requested in a business district, not appropriate at this location
- Construction business existed prior to condominium development, however, surrounding area has become primarily residential since 2001
- Negative impact to the community, no valuable advantage to the community
- City's responsibility to protect the residents rather than allowing a noxious use or creating blight by allowing stock piles of raw material
- Mr. Fox noted this discussion may have already taken place in the mid-1990's when Streu Construction requested permission for a cement batch plant on the premises
- The berm was installed as a visual, noise and dust barrier
- Vinton provided references where recycling operations have taken place in other municipalities without complaint
- Project specific has a definitive start and end date, this request does not
- Several questions were raised related to Zoning Code language interpretation, accessory land use, including based on definition of "contractors and heavy construction contractors yards"

Motion to take no action and direct staff to obtain a written response from the City Attorney related to ordinance definitions, applicability, project specific permits, revisit 2001 Conditional Use Permit, applicability of other ordinances and to invite the City Attorney to the March meeting.

<b>RESULT:</b>	<b>REFERRED [UNANIMOUS]</b>	<b>Next: 3/11/2019 5:30 PM</b>
<b>MOVER:</b>	David England, Commissioner	
<b>SECONDER:</b>	Jim McDonald, Commissioner	
<b>AYES:</b>	Buckley, England, Inman, Loden, McDonald	
<b>ABSENT:</b>	Koach, Rulseh	

- C. Annual review of Conditional Use Permit 2017-01 which allows for the keeping of certain animals at 4115 Lincoln Avenue, Jeremy and Shannon Berglund (owners)

Motion to allow the keeping of animals to continue in accord with Conditional Use Permit 2017-01 with the next review in 2020.

**RESULT:** APPROVED WITH VOICE VOTE [UNANIMOUS]  
**MOVER:** Jim McDonald, Commissioner  
**SECONDER:** Connie Loden, Commissioner  
**AYES:** Buckley, England, Inman, Loden, McDonald  
**ABSENT:** Koach, Rulseh

D. Review and discuss Preliminary Table of Priority Redevelopment Sites related to blight determination

The Commission discussed each priority site on the list and recommended several revisions. The Commission directed staff to make the revisions for final review at the March meeting.

**RESULT:** APPROVED WITH VOICE VOTE [UNANIMOUS]  
**MOVER:** Jim McDonald, Commissioner  
**SECONDER:** David England, Commissioner  
**AYES:** Buckley, England, Inman, Loden, McDonald  
**ABSENT:** Koach, Rulseh

4. Status Reports

A. Washington Highlands Planned Unit Development (PUD) - Amend Site and Landscaping Plans

No additional information to report. The developer did not respond to an email request for a status report. The request for status report included a statement informing the developer that the Commission would like to review the revised plans at their April meeting.

The Commission asked staff to investigate what enforcement actions the City would be able to pursue and report back to the Commission.

**RESULT:** NO VOTE

5. Adjournment

A. Motion to adjourn at 7:24 PM.

**RESULT:** APPROVED VOICE VOTE [UNANIMOUS]  
**MOVER:** Connie Loden, Commissioner  
**SECONDER:** Rick Inman, Commissioner  
**AYES:** Buckley, England, Inman, Loden, McDonald  
**ABSENT:** Koach, Rulseh

  
Vicky Berg, Recording Secretary