

**City of Two Rivers  
Plan Commission**

**Monday, March 11, 2019  
5:30 PM  
City Hall Council Chambers**

**Minutes**

**1. Call to Order**

Chairman Buckley called the meeting to order at 5:30 PM.

**2. Roll Call**

Attendee Name	Title	Status	Arrived
Greg Buckley	Chairman	Present	
David England	Commissioner	Present	
Rick Inman	Commissioner	Present	
Kay Koach	Commissioner	Present	
Connie Loden	Commissioner	Late	5:40 PM
Jim McDonald	Commissioner	Absent	
Eric Pangburn	Commissioner	Present	

Also Present: Paul Dier, Jerome and Gail Fox, Jim Hippert, Don Konop, John Streu and Recording Secretary Vicky Berg

**3. Action Items**

- A. Consider Amendment No. 1 to Right-of-Way Privilege Agreement to allow plexi-glass panels to be installed on each side of the steps at 1622 Jefferson Street, submitted by the Two Rivers Historical Society (property owner)

Motion to recommend approval and forward to Council. Upon a roll call vote, motion carried.

<b>RESULT:</b>	<b>RECOMMENDED APPROVAL [UNANIMOUS]</b>	<b>Next: 3/18/2019 6:00 PM</b>
<b>MOVER:</b>	David England, Commissioner	
<b>SECONDER:</b>	Kay Koach, Commissioner	
<b>AYES:</b>	Buckley, England, Inman, Koach, Pangburn	
<b>ABSENT:</b>	Loden, McDonald	

- B. Continue consideration of 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)

Chairman Buckley informed the Commission the City received a letter from Vinton formally withdrawing their request. No discussion or action was taken by the Commission.

Mr. Streu asked if they could obtain a permit for a one-time event to recycle materials currently on-site.

Chairman Buckley deferred to the City Attorney stating if recycling is neither a permitted nor a conditional use, it may be unlikely a permit may be issued for a one-time recycling event.

**RESULT: NO VOTE**

- C. Consider proposed land acquisition of approximately 6.01 acres of land along the East Twin River between 28th and 30th Streets from Terra Interests, LLC (property owner)

Motion to recommend the City proceed with the land acquisition and forward to Council. Upon a roll call vote, motion carried.

**RESULT: RECOMMENDED APPROVAL [UNANIMOUS]**      **Next: 3/18/2019 6:00 PM**  
**MOVER:** David England, Commissioner  
**SECONDER:** Connie Loden, Commissioner  
**AYES:** Buckley, England, Inman, Koach, Loden, Pangburn  
**ABSENT:** McDonald

- D. Review and finalize Table of Priority Redevelopment Sites related to blight determination

A few minor revisions to eliminated the checked boxes in line items for 1700 Jefferson Street and 2716 Memorial Drive because these properties are designated as not blighted.

Motion to approve the table and direct staff to prepare a draft report for review at the April meeting.

**RESULT: APPROVED WITH VOICE VOTE [UNANIMOUS]**  
**MOVER:** Kay Koach, Commissioner  
**SECONDER:** Eric Pangburn, Commissioner  
**AYES:** Buckley, England, Inman, Koach, Loden, Pangburn  
**ABSENT:** McDonald

#### 4. Status Reports

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

The Commission questioned what enforcement action is applicable because revised Site Plans have not been submitted. Revised plans were requested by the Commission during an on-site meeting in August 2018.

Applicable enforcement action is described in the ordinance chapter related to Site & Architectural Plan Approval. Enforcement would include notice to the developer/owner to comply. Should the property remain in violation, citations may be issued, each day the violation exists may be considered a separate offense.

Chairman Buckley stated he reached out to Mr. Lukas to request a meeting either this week or next week. Mr. Lukas has not provided a list of available meeting dates.

**RESULT: NO VOTE**

5. Adjournment

A. Motion to adjourn at 6:03 PM.

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

  
\_\_\_\_\_  
Vicky Berg, Recording Secretary