

**City of Two Rivers
Plan Commission**

**Monday, April 8, 2019
5:30 PM
City Hall Council Chambers**

Minutes

1. Call to Order
2. Roll Call

Chairman Buckley called the meeting to order at 5:33 PM.

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

Also Present: John Schwarz, Jr. and Vicky Berg, Recording Secretary

3. Action Items

- A. Review annual reports related to the operation of "Scare USA", a haunted house, located at 1206 - 25th Street in accord with Conditional Use Permit 2015-03

Mr. Schwarz summarized the 2018 operating season and future plans amend the Conditional Use Permit to expand operations based on customer requests for a larger indoor event space, longer operating season, addition of outdoor displays and a "lights on" family night.

Motion to allow operations to continue in accord with Conditional Use Permit 2015-03 with next review scheduled for December 2019.

RESULT:	APPROVED WITH ROLL CALL VOTE [UNANIMOUS]
MOVER:	Jim McDonald, Commissioner
SECONDER:	Kay Koach, Commissioner
AYES:	Buckley, England, Koach, McDonald, Pangburn
ABSENT:	Inman, Loden

- B. Consider Zoning Code Text Amendment to allow Animal Day Care, with no outdoor operations or overnight boarding, as a Conditional Use in the B-1, B-2 and B-3 Business Districts

A request to withdraw this item was received from the business owner on April 8, 2019. No action taken by the Commission.

RESULT: NO VOTE

- C. Consider acquisition of approximately 34 acres of land between Memorial Drive/STH 42 and Lake Michigan from Roosevelt Avenue in the City of Two Rivers to a point east of Lilac Drive in the City of Manitowoc

Motion to recommend the land acquisition and forward to Council, provided written assurance from the Department of Transportation is obtained affirming the City shall not be responsible for repair of Memorial Drive/STH 42 due to shoreline erosion and investigate if a Phase 1 is necessary prior to acquiring the land. Upon a roll call vote, motion carried.

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] **Next: 4/15/2019 6:00 PM**
MOVER: David England, Commissioner
SECONDER: Jim McDonald, Commissioner
AYES: Buckley, England, Koach, McDonald, Pangburn
ABSENT: Inman, Loden

- D. Consider a change in zoning for a parcel, in the 3300 Block of Riverview Drive, to C-1 Conservancy District, requested by the City of Two Rivers (property owner)

Ms. Berg requested this item be withdrawn to allow the City to submit a revised request for the May meeting. The revised request shall include the balance of the park land (lower ball diamond area) currently zoned R-1.

Motion to table. Upon a voice vote, motion carried.

RESULT: TABLED [UNANIMOUS] **Next: 5/13/2019 5:30 PM**
MOVER: Kay Koach, Commissioner
SECONDER: Jim McDonald, Commissioner
AYES: Buckley, England, Koach, McDonald, Pangburn
ABSENT: Inman, Loden

- E. Review partial draft report for the Priority Redevelopment Sites including blighted properties targeted for development

Staff shall submit the final report at the May meeting.

RESULT: NO VOTE

4. Status Reports

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

Staff met with the developer and landscape contractor last week to discuss revisions based on Plan Commission recommendations from August 2018. A preliminary meeting is scheduled this week to review said revisions. Review of revised plans tentatively scheduled for the May meeting.

RESULT: NO VOTE

5. Adjournment

A. Motion to adjourn at 6:41 PM.

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


Vicky Berg, Recording Secretary