

**City of Two Rivers
Plan Commission**

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

Minutes

1. Call to Order

Chairman Buckley called the meeting to order at 5:34 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	5:35 PM
Jim McDonald	Commissioner	Present	
Eric Pangburn	Commissioner	Late	5:41 PM

Also Present: Councilmember Curt Andrews, City Planner Elizabeth Runge, and Recording Secretary Vicky Berg

3. Action Items

- A. Consider text amendment to change single, two and multi-family dwellings from a conditional use to a permitted use in the Waterfront Business District (WFB)

Discussion included the location of areas zoned Waterfront Business District and the mixture of residential and commercial land uses within and immediately adjacent to the Waterfront Business District.

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

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 10/21/2019 6:00 PM
MOVER:	David England, Commissioner	
SECONDER:	Connie Loden, Commissioner	
AYES:	Buckley, England, Inman, Koach, Loden, McDonald	
ABSENT:	Pangburn	

- B. Consider Amendment No. 13 to the City's Comprehensive Land Use Map to change the designated use from "Industrial" to "Mixed Use (Residential, Commercial, Office and Service Business)" for 1702 - 13th Street (former Eggers West Plant)

The City has been contacted by Que El-Amin, Scott Crawford, Inc., to redevelop the former industrial/manufacturing property at 1702 - 13th Street a property which may include a mixture of residential and commercial uses.

The request to change the zoning of the property will be considered at a future meeting.

The Land Use Map Amendment must occur before a change in zoning may be considered because changes in zoning should be done in accord with the Land Use Map.

Motion to approve the resolution recommending the amendment to the Comprehensive Land Use Map and forward to Council for public hearing. Upon a roll call vote, motion carried.

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] **Next:** 11/4/2019 6:00 PM
MOVER: Eric Pangburn, Commissioner
SECONDER: Connie Loden, Commissioner
AYES: Buckley, England, Inman, Koach, Loden, McDonald, Pangburn

C. Consider the acquisition of the former Unimart property at 2023 Washington Street

This property would be acquired by the City by assignment through foreclosure currently in process by Manitowoc County.

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

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] **Next:** 9/30/2019 6:00 PM
MOVER: David England, Commissioner
SECONDER: Eric Pangburn, Commissioner
AYES: Buckley, England, Inman, Koach, Loden, McDonald, Pangburn

Joint Meeting with the City Council and East River Gateway Planning Committee was called to order.

D. Review proposed exterior materials for the Cobblestone Hotel at 1407 - 16th Street

The building exterior material samples provided include: tannish gray cathedral stone, sand colored slate for the bump-out along Jefferson Street, natural silk (off-white) walls and dark brown window, door and trim.

Motion to approve the exterior building materials provided. Upon a roll call vote, motion carried.

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

E. Review the Proposed Schedule and Draft Plan for Amendment No. 1 to TID No. 8

Motion to schedule the public hearing for October 14, 2019. Upon a voice vote, motion carried.

RESULT: SCHEDULE PUBLIC HEARING [UNANIMOUS] **Next:** 10/14/2019 5:30 PM
MOVER: Eric Pangburn, Commissioner
SECONDER: Jim McDonald, Commissioner
AYES: Buckley, England, Inman, Koach, Loden, McDonald, Pangburn

F. Hear the presentation from The Smith Group/JJR regarding planning efforts for the East River Gateway

The presentation included connectivity from Mariners Trail at the Washington Street bridge to Rawley Trail at the 17th Street bridge along East River Street. The presentation included bike/pedestrian trails, destinations and event spaces.

RESULT: NO VOTE

4. Adjournment

A. Motion to adjourn at 7:31 PM.

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

Vicky Berg, Recording Secretary