

**City of Two Rivers  
Plan Commission**

**Monday, November 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	Absent	
Jim McDonald	Commissioner	Present	
Eric Pangburn	Commissioner	Late	6:00 PM

Also Present: Colleen Inman, Travis Kronforst, Council member Bonnie Shimulunas, City Planner Elizabeth Runge, and Recording Secretary Vicky Berg.

**3. Action Items**

- A. Consider Request to Change the Zoning at 1702 - 13 Street from I-1 Industrial District to Waterfront Business District, submitted by Bright Horizon Properties, LLC (owner) and Scott Crawford Inc. (applicant)

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

<b>RESULT:</b>	<b>RECOMMENDED APPROVAL [UNANIMOUS]</b>	<b>Next: 11/18/2019 6:00 PM</b>
<b>MOVER:</b>	Jim McDonald, Commissioner	
<b>SECONDER:</b>	Kay Koach, Commissioner	
<b>AYES:</b>	Buckley, England, Inman, Koach, McDonald	
<b>ABSENT:</b>	Loden, Pangburn	

- B. Review the Proposed Schedule for Amendment No. 2 to TID No. 8 to Assist with Additional Public Infrastructure Investment and Business Redevelopment

The Commission recommended the Project Plan for Amendment No. 2 include language that if there were grant funds remaining or not used by Riverside Foods, as described in Amendment No. 1, they could instead be spent on eligible public infrastructure improvements included in Amendment No. 2.

Motion to schedule the public hearing for January 13, 2020. Upon a roll call vote, motion carried.

<b>RESULT:</b>	<b>SCHEDULE PUBLIC HEARING [UNANIMOUS]</b>	<b>Next: 12/9/2019 5:30 PM</b>
<b>MOVER:</b>	David England, Commissioner	
<b>SECONDER:</b>	Jim McDonald, Commissioner	
<b>AYES:</b>	Buckley, England, Inman, Koach, McDonald	
<b>ABSENT:</b>	Loden, Pangburn	

- C. Review the Schedule to Create TID No. 13 to Support Redevelopment of Private Properties and the Undertaking of Public Infrastructure Improvements on the North Side of the City's Downtown Business District

A map of the proposed boundaries for TID No. 13 was distributed to the Commission.

Discussion included providing language in the Project Plan to assist with possible projects within one-half mile of the proposed boundaries of TID No. 13.

Commissioner England requested a copy of the one-half mile radius map.

Motion to schedule the public hearing for January 13, 2020. Upon a roll call vote, motion carried.

<b>RESULT:</b>	<b>SCHEDULE PUBLIC HEARING [4 TO 0]</b>	<b>Next: 12/9/2019 5:30 PM</b>
<b>MOVER:</b>	David England, Commissioner	
<b>SECONDER:</b>	Jim McDonald, Commissioner	
<b>AYES:</b>	Buckley, England, Koach, McDonald	
<b>ABSTAIN:</b>	Inman	
<b>ABSENT:</b>	Loden, Pangburn	

- D. Continue Discussion and Review Draft Ordinance Related to the Keeping of Honey Bees in the City

Discussion included limitations on species, notice to property owners, setbacks, application fee and the permitting process. Several revisions were recommended.

Motion to direct staff to prepare a revised ordinance for review at the December meeting. Upon a voice vote, motion carried.

<b>RESULT:</b>	<b>REFERRED [UNANIMOUS]</b>	<b>Next: 12/9/2019 5:30 PM</b>
<b>MOVER:</b>	David England, Commissioner	
<b>SECONDER:</b>	Eric Pangburn, Commissioner	
<b>AYES:</b>	Buckley, England, Inman, Koach, McDonald, Pangburn	
<b>ABSENT:</b>	Loden	

- E. Continue Comprehensive Review of Conditional Uses in the Industrial, Business and Residential Zoning Districts

The permitted and conditional land uses in the I-1 and I-2 Industrial Districts were reviewed. Several recommendations were made.

Motion to direct staff to prepare a draft ordinance for the December meeting. Upon a voice vote, motion carried.

**RESULT:** REFERRED [UNANIMOUS] **Next: 12/9/2019 5:30 PM**  
**MOVER:** David England, Commissioner  
**SECONDER:** Eric Pangburn, Commissioner  
**AYES:** Buckley, England, Inman, Koach, McDonald, Pangburn  
**ABSENT:** Loden

4. Adjournment

A. Motion to adjourn at 7:30 PM.

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

  
Vicky Berg, Recording Secretary