

**City of Two Rivers
Plan Commission**

**Monday, November 9, 2020
5:30 PM
City Hall Council Chambers**

Minutes

1. Call to Order

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

2. Roll Call

Attendee Name	Title	Status	Arrived
Greg Buckley	Chairman	Remote	
Rick Inman	Commissioner	Remote	
Kay Koach	Commissioner	Absent	
Connie Loden	Commissioner	Remote	
Jim McDonald	Commissioner	Remote	
Eric Pangburn	Commissioner	Absent	
Adam Wachowski	Commissioner	Remote	

Also Present: John Lukas, Councilmember Mark Bittner, Library Director Jeff Dawson, City Planner Elizabeth Runge and Recording Secretary Vicky Berg.

3. Action Items

- A. Review Certified Survey Map located in Lots 1 - 17, Block 5 of the Manitowoc Beach Addition, including adjacent vacated alleys and a portion of vacated Roosevelt Avenue, all being part of Government Lot 2, Section 10, T.19N., R.24E., City of Two Rivers, Manitowoc County, Wisconsin, submitted by John Durbrow, Member of Terra Interests, LLC (Lot 1) and Michael Rakovsky (Lot 2), property owners

Motion to approve the Certified Survey Map as submitted.

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

- B. Review request for a Conditional Use Permit for a drive-thru service window at the Lester Public Library 1001 Adams Street, in the B-1 Business District, submitted by Jeff Dawson, Lester Public Library Director and City of Two Rivers (property owner)

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

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 11/16/2020 6:00 PM
MOVER:	Rick Inman, Commissioner	
SECONDER:	Jim McDonald, Commissioner	
AYES:	Buckley, Inman, Loden, McDonald, Wachowski	
ABSENT:	Koach, Pangburn	

- C. Request to change the zoning for Parcel 053-116-005-002.08, a vacant parcel at the intersection of West River and 27th Streets, from R-1 Single Family Residence District to I-2 Industrial District, submitted by Two Rivers Municipal Utilities (owner)

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

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 11/16/2020 6:00 PM
MOVER:	Connie Loden, Commissioner	
SECONDER:	Adam Wachowski, Commissioner	
AYES:	Buckley, Inman, Loden, McDonald, Wachowski	
ABSENT:	Koach, Pangburn	

- D. Review request to amend the Site Plan for Washington Highlands Planned Unit Development, specifically the location of proposed duplex at 2721 & 2723 River Lane, submitted by John Lukas (developer) for Abbey Ridge III (property owner)

Motion to recommend approval subject to any requirements of the City Engineer and forward to Council for review. Upon a roll call vote, motion carried.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 11/16/2020 6:00 PM
MOVER:	Connie Loden, Commissioner	
SECONDER:	Adam Wachowski, Commissioner	
AYES:	Buckley, Inman, Loden, McDonald, Wachowski	
ABSENT:	Koach, Pangburn	

4. Status Reports

A. Comprehensive Plan Update

The survey and interactive map is located on the City's website and on the City's Facebook page. The survey will be available until December 15, 2020. People may contact the City Planner with questions or if assistance in navigating the online survey is needed.

RESULT:	NO VOTE
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5. Adjournment

A. Motion to adjourn at 6:02 PM.

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

Vicky Berg, Recording Secretary