

**City of Two Rivers  
Plan Commission**

**Monday, January 11, 2021  
5:30 PM  
City Hall Council Chambers**

**Minutes**

**1. Call to Order**

Chairman Buckley called the meeting to order at 5:35 PM.

**2. Roll Call**

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

Chairman Buckley explained Commissioner Koach would be excused for the next few meetings because she is completing the term of a council member who recently resigned their position. Ms. Koach will return to the Commission after the spring election.

Also Present: Scott Anderson, Seagull Marina, City Planner Elizabeth Runge and Recording Secretary Vicky Berg. Attending remotely: Jeff DeZeeuw and Nichole Lembke.

**3. Action Items**

- A. Review Extraterritorial Certified Survey Map to create Lot 1 (2.231 acres) located in the Southwest 1/4 and Northeast 1/4 of Section 23, Town 20 North, Range 23 East in the Town of Two Rivers, Manitowoc County, Wisconsin, submitted by Jeffrey DeZeeuw (surveyor) and Eis Revocable Trust, Jack and Linda Eis (trustees)

Motion to approve the CSM subject to any conditions of the Town of Two Rivers or Manitowoc County.

<b>RESULT:</b>	<b>APPROVED WITH ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Jim McDonald, Commissioner
<b>SECONDER:</b>	Connie Loden, Commissioner
<b>AYES:</b>	Buckley, Inman, Loden, McDonald, Pangburn, Wachowski
<b>EXCUSED:</b>	Koach

- B. Consider request to establish "Moving Forward", and adult day-care center, in the Planned Unit Development District (PUD) at 2214 - 11th Street, submitted by Curt Gesell (property owner) and Nichole Lembke, Moving Forward Adult Day Services, LLC (business owner)

The hours of operation listed on the permit are strictly related to the day care center operations. Hours of operations do not apply to maintenance of the building or grounds.

Motion to recommend approval with the conditions listed on the draft permit and forward to Council for public hearing. Upon a roll call vote, motion carried.

<b>RESULT:</b>	<b>RECOMMENDED APPROVAL [5 TO 0]</b>	<b>Next: 1/21/2021 6:00 PM</b>
<b>MOVER:</b>	Adam Wachowski, Commissioner	
<b>SECONDER:</b>	Rick Inman, Commissioner	
<b>AYES:</b>	Buckley, Inman, Loden, McDonald, Wachowski	
<b>ABSTAIN:</b>	Pangburn	
<b>EXCUSED:</b>	Koach	

- C. Review Site and Architectural Plans for a 30' x 50' (1,500 sq. ft.) addition to the service building at 1400 Lake Street, submitted by Scott Anderson, Anderson, LLC (property owner)

The exterior colors of the addition will match the colors of the existing warehouse.

Motion to approve the plans as submitted.

<b>RESULT:</b>	<b>APPROVED WITH ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Jim McDonald, Commissioner
<b>SECONDER:</b>	Adam Wachowski, Commissioner
<b>AYES:</b>	Buckley, Inman, Loden, McDonald, Pangburn, Wachowski
<b>EXCUSED:</b>	Koach

- D. Review the Draft Project Plan and Boundaries for Amendment No. 1 to TID No. 12 and schedule the public hearing

Discussion included if street and pedestrian improvements at Washington and 12th Street could be funded from the TID. The City may invest in such improvements, but the TID does not have sufficient projected revenue to fund such improvements.

Motion to schedule the public hearing for Monday, February 8, 2021 at 5:30 PM.

<b>RESULT:</b>	<b>APPROVED WITH VOICE VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Adam Wachowski, Commissioner
<b>SECONDER:</b>	Jim McDonald, Commissioner
<b>AYES:</b>	Buckley, Inman, Loden, McDonald, Pangburn, Wachowski
<b>EXCUSED:</b>	Koach

#### 4. Status Report

##### A. Comprehensive Plan Update

Ms. Runge provided a summary of the survey results. The survey results shall be posted on the City website and emailed to the Commissioners.

The February meeting is expected to include the review of a section or two of the Comprehensive Plan.

**RESULT: NO VOTE**

5. Tabled Item

A. Possible vacation of alleys from Gardner Street to Woodland Drive

Motion to take this item off the table.

Discussion included tabling to March because the Comprehensive Plan review will be lengthy. It was noted there is a process for the owner to request the alley adjacent to their property to be vacated. However, vacating the alley may not resolve the issues between the property owners.

**RESULT: APPROVED WITH VOICE VOTE [UNANIMOUS]**  
**MOVER:** Jim McDonald, Commissioner  
**SECONDER:** Eric Pangburn, Commissioner  
**AYES:** Buckley, Inman, Loden, McDonald, Pangburn, Wachowski  
**EXCUSED:** Koach

Motion to table to the March regular meeting.

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

6. Adjournment

Motion to adjourn at 6:25 PM.

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

  
Vicky Berg, Recording Secretary