

**City of Two Rivers  
Plan Commission**

**Monday, March 8, 2021  
5:30 PM  
City Hall Council Chambers**

**Minutes**

1. Call to Order
2. Roll Call

Chairman Buckley called the meeting to order at 5:30 PM.

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	Absent	
Adam Wachowski	Commissioner	Present	

Also Present: Winifred DeBauche, Molly LaFond, Councilmember Mark Bittner, Councilmember Bonnie Shimulunas, City Planner Elizabeth Runge and Recording Secretary Vicky Berg.

3. Action Items

Chairman Buckley noted members of the public were present for the storage canopy agenda item. Chairman Buckley requested the Commission address the storage canopy item first.

**A. Review Ordinance regulating Storage Canopies**

Discussion included possible changes to the design, location, inspections, permitting and enforcement provisions for outdoor storage canopies.

Motion to direct staff to prepare a draft ordinance to allow outdoor storage canopies with side walls, annual permit renewal and an annual inspection for review at the April meeting. Upon a roll call vote, motion carried.

<b>RESULT:</b> <b>REFERRED [UNANIMOUS]</b>	<b>Next: 4/12/2021 5:30 PM</b>
<b>MOVER:</b> Jim McDonald, Commissioner	
<b>SECONDER:</b> Adam Wachowski, Commissioner	
<b>AYES:</b> Buckley, Inman, Loden, McDonald, Wachowski	
<b>ABSENT:</b> Pangburn	
<b>EXCUSED:</b> Koach	

Commissioner Wachowski excused himself from the meeting at 6:50 PM.

**B. Possible vacation of alleys from Gardner Street to Woodland Drive**

Discussion included the existing process which allows a property owner to request the City to vacate an alley. Ms. Shimulunas has not received any further communication from the property owner.

Motion that the City shall not initiate vacating of alleys in the Woodland Shores area.

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

- C. Consider Zoning Code Text Amendment to add Commercial Kennels as a Conditional Use in the B-2 Business District

The interested party has not submitted an application to date. Suggested waiting to schedule the public hearing upon receipt of the application and fee.

Motion to recommend approval, and upon receipt of the application and fee, forward to Council for public hearing. Upon a roll call vote, motion carried.

**RESULT:** RECOMMENDED APPROVAL [UNANIMOUS]  
**MOVER:** Jim McDonald, Commissioner  
**SECONDER:** Connie Loden, Commissioner  
**AYES:** Buckley, Inman, Loden, McDonald  
**ABSENT:** Pangburn, Wachowski  
**EXCUSED:** Koach

- D. Consider Zoning Code Text Amendment to allow Wind Energy Systems in the front and street side yards in the I-2 Industrial District

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

**RESULT:** RECOMMENDED APPROVAL [UNANIMOUS] **Next: 3/15/2021 6:00 PM**  
**MOVER:** Jim McDonald, Commissioner  
**SECONDER:** Rick Inman, Commissioner  
**AYES:** Buckley, Inman, Loden, McDonald  
**ABSENT:** Pangburn, Wachowski  
**EXCUSED:** Koach

- E. Review the process to create TID No. 14 to support development and the undertaking of public infrastructure Improvements in the Woodland Industrial Park, recommend boundaries and schedule the public hearing to create TID No. 14

The map showing the proposed boundaries of TID 14 was distributed.

Motion to recommend the boundaries and schedule the public hearing for May 11, 2021.

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

#### 4. For Discussion

##### A. Presentation and discussion of Comprehensive Plan Update with Representative from Bay-Lakes Regional Planning Commission

Discussion included what economic development in 2040 would include. Suggestions included small and independent businesses, mixed use waterfront development, industrial park growth, tourism which supports quality of life, develop assets attractive to the younger population to attract and retain residents.

The Commission was asked to provide their top five choices from the Economic Development Action Items presented at the meeting. The list shall be emailed to the Commissioners.

Transportation, utilities and commercial facilities will be reviewed at the April meeting.

**RESULT:** NO VOTE

#### 5. Adjournment

##### A. Motion to adjourn at 8:16 PM.

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

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Vicky Berg, Recording Secretary