

**City of Two Rivers
Plan Commission**

**Monday, May 10, 2021
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	
Rick Inman	Commissioner	Remote	
Kay Koach	Commissioner	Present	
Jim McDonald	Commissioner	Present	
Eric Pangburn	Commissioner	Late	5:37 PM
Adam Wachowski	Commissioner	Excused	

Also Present: Brian Irwin, Ian Sleger, City Planner Elizabeth Runge and Recording Secretary Vicky Berg.

3. Public Hearing

- A. Public hearing for the Project Plan and Boundaries of TID No. 14 which is proposed to promote industrial and economic development in the Woodland Industrial Park

Ms. Runge provided a summary of the statutory requirements and project expenditures for TID No. 14. Chairman Buckley summarized the Proforma distributed at the meeting.

Chairman Buckley opened the public hearing. There were no comments received during the first, second or third calls. Chairman Buckley closed the public hearing.

RESULT: NO VOTE

4. Action Items

- A. Resolution adopting the Project Plan and Boundaries for TID NO. 14

Motion to adopt the resolution and forward to Council.

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

- B. Consider request for a Conditional Use Permit to operate a Small Wind Energy System in the I-2 Industrial District in the Woodland Industrial Park, submitted by Ian Sleger, Sleger Holdings, LLC d/b/a All Energy Management (buyer) and the City of Two Rivers (property owner)

Discussion included if there were any other requirements related to the wind turbines. The applicant stated the wind turbines comply with the FAA requirements.

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

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] **Next: 5/17/2021 6:00 PM**
MOVER: Kay Koach, Commissioner
SECONDER: Jim McDonald, Commissioner
AYES: Buckley, Inman, Koach, McDonald, Pangburn
EXCUSED: Wachowski

- C. Review draft ordinance regulating storage canopies

Discussion included increasing the permit fee from \$10 to \$50 based on the amount of time expended to process and inspect each canopy. The proposed permit fee increase would be equal to the minimum permit fee for detached accessory buildings.

Further discussion included establishing an end date when permits will no longer be issued for canopies. Canopies, erected by permit, prior to the end date may remain until they need to be repaired or replaced.

Motion to recommend approval to modify the permit fee for canopies (erected after the ordinance date) to \$50 and establish January 1, 2023 as the end date when permits will no longer be issued for canopies. Upon a roll call vote, motion carried.

RESULT: RECOMMENDED APPROVAL [4 TO 1] **Next: 5/17/2021 6:00 PM**
MOVER: Jim McDonald, Commissioner
SECONDER: Rick Inman, Commissioner
AYES: Buckley, Inman, Koach, McDonald
NAYS: Pangburn
EXCUSED: Wachowski

- D. Consider request to continue operation of "Patsy's Mobil Hwy 42 Mart" in the B-1 Business District at 816 - 22nd Street, submitted by Patsy Walesh (property owner) and Lekha Timilsaina, Lipulake LLC, (buyer)

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

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] **Next:** 5/17/2021 6:00 PM
MOVER: Jim McDonald, Commissioner
SECONDER: Eric Pangburn, Commissioner
AYES: Buckley, Inman, Koach, McDonald, Pangburn
EXCUSED: Wachowski

- E. Consider Zoning Code Text Amendment related to boat sales, service and storage in the B-3 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:** 5/17/2021 6:00 PM
MOVER: Jim McDonald, Commissioner
SECONDER: Kay Koach, Commissioner
AYES: Buckley, Inman, Koach, McDonald, Pangburn
EXCUSED: Wachowski

- F. Consider Zoning Code Text Amendment related to permitted signs in Business and Industrial Districts


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

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] **Next:** 5/17/2021 6:00 PM
MOVER: Jim McDonald, Commissioner
SECONDER: Kay Koach, Commissioner
AYES: Buckley, Inman, Koach, McDonald, Pangburn
EXCUSED: Wachowski

5. Adjournment

- A. Motion to adjourn at 6:42 PM.

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


Vicky Berg, Recording Secretary