

**City of Two Rivers  
Plan Commission**

**Monday, June 14, 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 | Excused |         |
| Kay Koach      | Commissioner | Present |         |
| Jim McDonald   | Commissioner | Present |         |
| Eric Pangburn  | Commissioner | Late    | 5:37 PM |
| Adam Wachowski | Commissioner | Excused |         |
| Kristin Lee    | Commissioner | Present |         |

Chairman Buckley welcomed Kristin Lee to the Commission.

**3. Action Items**

- A. Review the process for Amendment No. 2 to TID No. 10 to support rehabilitation of the former Paragon property, review the draft Project Plan and schedule the public hearing for July 12, 2021

Ms. Runge provided a summary of the process and expenditures included in the amendment to rehabilitate the former Paragon manufacturing facility.

Motion to schedule the public hearing for July 12, 2021. Upon a unanimous voice vote, motion carried.

|                  |  |                                |
|------------------|--|--------------------------------|
| <b>RESULT:</b>   | <b>SCHEDULE PUBLIC HEARING [UNANIMOUS]</b> | <b>Next: 7/12/2021 5:30 PM</b> |
| <b>MOVER:</b>    | Kay Koach, Commissioner                    |                                |
| <b>SECONDER:</b> | Jim McDonald, Commissioner                 |                                |
| <b>AYES:</b>     | Buckley, Koach, McDonald, Pangburn, Lee    |                                |
| <b>EXCUSED:</b>  | Inman, Wachowski                           |                                |

- B. Review the process to create TID No. 15 to support redevelopment of the former Hansen the Florist property, review the draft Project Plan and schedule the public hearing for July 12, 2021

Ms. Runge provided a summary of the process, boundaries and expenditures included in the Project Plan. The proposed development consists of three market-based multi-family residence buildings including one, two and three bedroom units.

Motion to approve the boundaries and schedule the public hearing for July 12, 2021. Upon a unanimous voice vote, motion carried.

**RESULT:** SCHEDULE PUBLIC HEARING [UNANIMOUS]      **Next:** 7/12/2021 5:30 PM  
**MOVER:** Eric Pangburn, Commissioner  
**SECONDER:** Kristin Lee, Commissioner  
**AYES:** Buckley, Koach, McDonald, Pangburn, Lee  
**EXCUSED:** Inman, Wachowski

- C. Consider text amendment to Ordinance 9-6-4G related to the discharge of water from swimming pools

Motion to recommend approval and forward to Council. Upon a unanimous voice vote, motion carried.

**RESULT:** RECOMMENDED APPROVAL [UNANIMOUS]      **Next:** 6/21/2021 6:00 PM  
**MOVER:** Kay Koach, Commissioner  
**SECONDER:** Eric Pangburn, Commissioner  
**AYES:** Buckley, Koach, McDonald, Pangburn, Lee  
**EXCUSED:** Inman, Wachowski

4. For Discussion

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

Discussion included the transportation, utilities and community facilities elements as well as the park and recreation element.

**RESULT:** NO VOTE

5. Communications

- A. Letter from Winifred DeBauche

The Commission received the letter from Ms. DeBauche.

**RESULT:** NO VOTE

6. Adjournment

- A. Motion to adjourn at 7:10 PM.

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