



PLAN COMMISSION MEETING

Monday, February 14, 2022 at 5:30 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Present: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Jim McDonald, Adam Wachowski. Eric Pangburn attended remotely.

Also Present: Joe Baeten, Ed Fisher, George Krause, James Olsen, Tyler Roberts, Tim Schuekle, City Planner Elizabeth Runge, Recording Secretary Vicky Berg. Patrick Dewane attended remotely.

3. ACTION ITEMS

- A. Request for a Planned Unit Development (PUD) for a multi-family residential development (3 buildings/45 units total) at 3000 Forest Avenue, submitted by Arik and Lawrence Hansen (property owners) and Edward Fisher (Agent for potential buyer)

Motion to recommend approval and forward to Council for public hearing with the following conditions:

- Any requirements of the engineering, utility, and water department directors.
- Granting a variance for the encroachments into the front setback, to include the patios and decks on Building 1, northeast corner of Building 2, portion of the access/parking area for Building 2 and the northeast corner of the east guest parking stall.
- Landscaping and lighting plans shall be submitted for review by the Plan Commission prior to April 30, 2022.
- Submit plans for all signage for review by the Plan Commission.
- All stormwater management and the public sewer easement issues shall be addressed and reviewed by the Plan Commission.
- Any requirements from the State of Wisconsin.
- All required permits shall be obtained prior to construction.

Result: Approved by Roll Call Vote

Motion made by Wachowski, seconded by McDonald

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

- B. Annual review of Conditional Use Permit for the keeping of animals at 4115 Lincoln Avenue, Jeremy and Shannon Berglund (property owners)

Ms. Berg noted at the 2022 inspection, the keeping of animals was conducted in accord with the conditions set forth in the permit.

Motion to approve with the next review in 2023.

Result: Approved by Roll Call Vote

Motion made by McDonald, seconded by Koach

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

- C. Request for a Conditional Use Permit for a drive-thru service window at the Two Rivers Senior Center, 1520 - 17th Street, in the B-1 Business District, submitted by the City of Two Rivers (property owner)

Motion to approve and forward to Council for public hearing.

Result: Approved by Roll Call Vote

Motion made by Inman, seconded by Koach

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

- D. Zoning Code Correction - Text Amendment to include Conservation Subdivision as a Conditional Use in the R-1 and R-2 Residence Districts

Motion to approve and forward to Council for public hearing.

Result: Approved by Roll Call Vote

Motion made by McDonald, seconded by Wachowski

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

- E. Consider amendment to Ordinance 9-6-5, entitled "Enforcement", to allow notices for public nuisance violations to be sent first class mail

Motion to approve and forward to Council.

Result: Approved by Roll Call Vote

Motion made by Wachowski, seconded by McDonald

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

4. FOR DISCUSSION

- A. Continue discussion of draft ordinance related to short-term rental properties

Ms. Runge provided a presentation summarizing the major aspects for the ordinance. Short-term rental properties are on the increase because travelers want to experience various types of accommodations. The City intends to communicate with this growing business segment as the City's tourism program is developed.

Discussion included positive factors for investors and potential affects to the quality and character of neighborhoods, and the impact on the supply of permanent housing. Possible licensing and operating procedures were discussed.

5. COMMUNICATIONS

- A. West River Lofts - Landscaping and lighting plans will be submitted for review at the March meeting.

6. ADJOURNMENT

Motion to adjourn at 7:40 PM.

Result: Approved by Roll Call Vote

Motion made by Koach, seconded by Inman

Voting Yea: Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

Vicky Berg, Recording Secretary