

**Planning Commission Minutes
March 2, 2017**

Call to Order:

The March 2, 2017 Planning Commission meeting was called to order at 5:00 PM by Chairman Steinhorst.

Adopt Agenda:

Motion by Goller, second by Gabert to adopt the agenda. Motion carried. 6/0

Roll Call:

Those in attendance were Steinhorst, Gabert, Noel, Goller, Spilman and Henke. Thompson excused.

Others in attendance: Paul Hanlon – Zoning Administrator, Gerald and Charlene Magolski, Gidget Blank (St. Joseph's Residence), Pamela Pelot (Community Living Solutions), Robert Tollefson (Harris & Associates) and Scott Bellile (Press Star).

Approval of the January 26, 2017 Minutes:

Motion by Gabert, second by Spilman to approve the January 26, 2017 meeting minutes as distributed. Motion carried. 6/0

Approval of Certified Survey Map – Premier Partridge Dr:

A certified survey map for approximately 5 acres of land directly West of the Premier Partridge Drive Apartments was presented for approval. This site will contain 3 – 12 unit apartment buildings similar to the existing development. Motion by Henke, second by Spilman to approve the certified survey map. Motion carried 6/0

Site Plan Review – Premier Partridge Drive Apartments:

Bob Tollefson, Harris and Associates, was present to review the proposed development with members of the Planning Commission. The proposed development is a duplicate of the project from last year.

Motion by Spilman, second by Noel to approve the site plan as presented. Motion carried. 6/0

Site Plan Review – St. Joseph's Residence:

Pamela Pelot, architect for Community Living Solutions and Gidget Blank – St. Joseph's residence, explained the addition / remodeling project shown on the site plan. The proposed project is adding approximately 18,000 square feet of additional space along with renovations for a good share of the existing facility. The project is expected to start in May of this year and take about 12 months to complete. Motion by Goller, second by Gaber to approve as presented. Motion carried 6/0

Temporary Use of Campers on Vacant Lots Along Wolf River – Discussion:

The discussion on the request for placement of a camper on a vacant lot on Wood Lane was continued from the January meeting. Hanlon presented an amended version of the Conditional Uses for Residential zoning which would allow campers to be placed on a lot zoned R-1 or R-2 with a Conditional Use. After some discussion a decision to allow this only in an R-2 (One and Two Family) zoning district. One concern among the members was the definition of a camper. After some discussion they agreed "camper" may include a unit with some canvas walls or fold out sleeping areas. This type of unit would not be acceptable. Spilman provided clarification on the definition and the proper definition is a hard side trailer. In addition, members reviewed a list of conditions that may be considered if a Conditional Use Request was applied for. Motion by Noel, second by Gabert to recommend the amendment to the Zoning Code allowing the use of campers on a lot without a principal structure on the lot. Motion carried. 6/0

Other Matters:

Hanlon updated the members on the following:

1. ATC (American Transmission Company) – looking at adding significant security upgrades to the site in 2018
2. Curwood received the Variance they requested from the Dept of Safety and Professional Services. This is the first step towards a building addition at the High Street facility
3. Building #1 of the Beacon Ave. Apartments – foundation started
4. Will be scheduling a meeting with Ken Jaworski @ M&E regarding the Tiny House Zoning
5. The next meeting is tentatively scheduled for March 23, 2017. A notice will be sent if that date changes

Adjournment:

Motion by Goller, second by Henke to adjourn. Motion carried. 6/0
Meeting adjourned at 5:40 PM.