



MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Present: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, and Adam Wachowski.

Also Present: Steve Bacalzo, Eric Augustine, Doug Brandt, Bob Summers, Jeff DeZeeuw and Recording Secretary Adam Talor.

3. ACTION ITEMS

A. Request to rezone 1509 – 19th Street, Parcel 053-000-050-030.09, from Business (B-1) to Residential (R-3) submitted by Joan Johnson (applicant and owner).

The building currently does not meet the R-3 zoning front yard setback and does not have any green space on the lot. The plan commission expressed willingness to consider the rezone regarding adding turf grass to the lot.

Motion to table the meeting for September to allow staff to obtain more information for the non-conforming lot.

Motion made by Koach, seconded by Wachowski.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

B. Request to rezone 2114 East River Street, Parcel 053-000-027-021.08, from Residential (R-3) to Residential (R-4) submitted by Steve Bacalzo on behalf of Lamplighter Rentals LLC (applicant and owner).

The property has been operating as a 3-family home for at least 25 years. The owner purchased the lot unaware of the non-conformity. There are currently 2 gas meters for this property. The Plan Commission would like to find out more information regarding the history of this property, as this may be something that was grandfathered in. Staff will need to research the history to find out if the zoning code was changed in the past to cause non-conformance. There are also questions regarding other properties in the area that may have a similar situation.

A motion was made to table the meeting for September to allow staff to obtain more information.

Motion made by Heckenlaible, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

C. Request or an electronic changing message (ECM) sign to be located at the southwest entrance of the St. Peter the Fisherman Catholic Parish property at 3201 Mishicot Road.

A motion was made to approve the sign.

Motion made by Heckenlaible, seconded by Lee.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

D. Review of Certified Survey Map completed by Jeff DeZeeuw, Licensed Surveyor, Parcel 053-000-077-050.07, address 1421 Washington Street (Sauve's Auto Service).

The request is for a land combination to extend the Sauve's property for a future addition. The land combination will be creating two separate principal structures on the lot because of the existing house. The owner plans to demolish the house, to create more space for business operations.

A motion was made to approve the Certified Survey Map, on the condition that the house is demolished.

Motion made by Koach, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

E. Request for a Conditional Use Permit for a gas station located at 2205 Forest Ave, in the B-2 Business District, submitted by Quasius Construction (applicant) and De Pere Petroleum LLC (owner).

This request was originally brought to the Plan Commission at the July meeting and is now being discussed with updated changes to the site plan. More parking stalls were added to meet the requirement of 18 spaces. The number of gas pumps decreased to 2, to create more space for traffic. The access points have been widened and the building entrance meets ADA compliance.

Plan Commission discussed concerns regarding traffic congestion on the 22nd Street side with emergency operations and tanker trucks backing in and out of the access point. Traffic flow in and out of the facility is still tight.

A motion was made to recommend denial of the CUP to the City Council based on the above concerns.

Motion made by Wachowski, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Wachowski.

Voting Nay: Heckenlaible.

Motion Carried

F. Request to amend Conditional Use Permit 2021-04 to operate a commercial kennel, located at 3310 – 45th Street, submitted by ACE Building Service (applicant) and Lucky Paws Pet Boutique (owner).

The Conditional Use Permit will be updated with the following conditions:

- Re-number 8 to 6.
- 6. 1. Boarding: 24 hours per day, Sunday – Saturday, not to exceed 25 dogs at any given time.
- 6. 2. Daycare: 8AM – 6PM, Monday – Saturday, not to exceed 25 dogs at any given time.

A motion was made to recommend approval of the Conditional Use Permit to the City Council.

Motion made by Wachowski, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

G. Review of Site and Architectural Plan for Lucky Paws Pet Boutique Addition, located at 3310 – 45th Street, submitted by ACE Building Service (applicant) and Lucky Paws Pet Boutique (owner).

Lucky Paws plans to add a 4,000 square foot expansion to the existing building. This will allow the business to house more dogs and have more space for boarding and daycare.

A motion was made to approve the plan as submitted.

Motion made by Koach, seconded by Inman.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

4. ADJOURNMENT

Motion to adjourn at 6:45 PM.

Motion made by Koach, seconded by Wachowski.

Respectfully submitted, Adam Taylor, Recording Secretary