



MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

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

Excused: Rick Inman

Also Present: Keith Laurent, Brian Laurent, Doug Brandt, Bob Bauknecht, Lucas Kaland, Sam Leroy, Jeff Gordon, Linda Thornton and Recording Secretary Adam Talor.

3. ACTION ITEMS

- A. Request for a Conditional Use Permit as a museum storage building use for Rogers St Fishing Village, located at 2010 Rogers Street, submitted by ACE Building Service (applicant) and Bonnie Timm (on behalf of owner, Rogers Street Fishing Village).**

The plan commission discussed the CUP details regarding the hours of operation being 24 hours a day, 7 days a week, and for the CUP to lapse upon a change in ownership or use.

Motion to forward the CUP to City Council as presented, with the above-listed conditions.

Motion made by Lee, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Koach, Lee, Heckenlaible.

Motion Carried

Adam Wachowski arrives at 5:45 pm.

- B. Review of Site and Architectural Plan for Rogers St Fishing Village, located at 2010 Rogers Street, submitted by ACE Building Service (applicant) and Bonnie Timm (on behalf of owner, Rogers Street Fishing Village).**

The building will be used to store the museum's equipment. There will be a toilet room for utilization by the fishermen. Discussion was focused on the existing gravel pavement and the surrounding landscaping.

A motion was made to approve the plan as submitted.

Motion made by Koach, seconded by Wachowski.

Roll Call Vote:

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

Motion Carried

C. Request for a Conditional Use Permit for a gas station located at 1706 – 16th Street, in the B-1 Business District, submitted by Quasius Construction, Inc (applicant) and Jalapa Marketing LLC (owner).

A motion was made to recommend the CUP as submitted to the City Council.

Motion made by Wachowski, seconded by Lee.

Roll Call Vote:

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

Motion Carried

D. Review of Site and Architectural Plan for a restaurant addition to the gas station located at 1706 – 16th Street, submitted by Quasius Construction, Inc (applicant) and Jalapa Marketing LLC (owner).

The request is for a 1,200 square foot addition to the west side of the building. Screening will be provided as well as valid parking spaces and a dumpster enclosure. The staff comments were addressed without concern. In the submittals listed traffic impacts, Quasius stated that there is no left turn allowed from the 16th Street apron. This was discussed and found to be corrected to the West River Street apron instead.

A motion was made to approve the plan as submitted.

Motion made by Heckenlaible, seconded by Lee.

Roll Call Vote:

Voting Yea: Buckley, 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, Inc (applicant) and De Pere Petroleum LLC (owner).

The Plan Commission discussed many concerns about an inadequate number of parking spaces as well as issues with the internal traffic circulation. The site is very tight for this use. Boats and trailers would make traffic very congested around the fuel pumps. The 2nd story of the building is also not currently in use. Any future use of this would create even more parking spaces.

A motion was made to recommend denial of the CUP to the City Council.

Motion made by Wachowski, seconded by Koach.

Roll Call Vote:

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

Motion Carried

F. Review proposed amendment to a previously approved PUD plan located at 1609 – 16th Street, submitted by Brian Laurent, applicant and owner.

The setback for a garage of this size in the PUD District is 8 feet from the interior side yard lot line. The applicant is asking for a garage to be closer than 8 feet. Placing the garage 8 feet from the lot line would prove difficult because there are existing easements on the lot. The Plan Commission asked for the applicant to provide the drawings on a map with an overlay of the easements.

A motion was made to table this item until a more detailed plan is prepared by the applicant.

Motion made by Wachowski, seconded by Lee

Roll Call Vote:

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

Motion Carried

4. ADJOURNMENT

Motion to adjourn at 6:45 PM.

Motion made by Wachowski, seconded by Heckenlaible.

Respectfully submitted, Adam Taylor, Recording Secretary