



# TWO RIVERS

WISCONSIN

## PLAN COMMISSION

Monday, July 10, 2023 at 5:30 PM

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

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### 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, Matt Heckenlaible, Eric Pangburn, and Adam Wachowski.

Also Present: Community Development Director Elizabeth Runge, Adam Rohrer, Michael Carty, Jesus Sandoval, Billy Mikich, Ben Meinert, Tracey Koach and Recording Secretary Adam Taylor.

#### 3. ACTION ITEMS

##### A. Review of Site and Architectural Plans for L.B. Clarke Middle School located at 4608 Bellevue Place, submitted by Bray Architects and the Two Rivers School District.

Discussion included the parking lot regarding traffic flow, and the infiltration basin to the North.

A motion was made to approve the plans with the recommendations stated in the memo.

Motion made by Pangburn, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Pangburn

Voting Nay: Wachowski

Motion Carried

##### B. Review of Certified Survey Map for the L.B. Clarke Middle School located at 4608 Bellevue Place, submitted by Kapur Inc. and the Two Rivers School District.

A motion was made approving the Certified Survey Map.

Motion made by Koach, seconded by Lee.

Roll Call Vote:

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

Motion Carried

##### C. Request for a change in zoning from Waterfront Business (WFB) to Planned Unit Development (PUD) located at the corner of 19<sup>th</sup> Street and East River Street, Parcel 053-000-053-010.07, submitted by Kip Golden, CR Structures, and the City of Two Rivers.

A motion was made to recommend the zoning change to the City Council.

Motion made by Heckenlaible, seconded by Wachowski.

Roll Call Vote:

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

Motion Carried

D. Review of Draft Amendment to Sign Code Chapter 10-4, to permit one (1) sign at short-term rentals that are licensed by the City of Two Rivers and the Manitowoc County Health Department.

Motion for further discussion with research into other municipalities.

Motion made by Koach, seconded by Lee.

Roll Call Vote:

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

Motion Carried

E. Review current ordinance description of permitted roofing materials in Section 10-1-20 with consideration of updating ordinance language regarding types of permitting roofing materials.

Motion to propose a code amendment with a better definition of corrugated metal and fiberglass.

Motion made by Wachowski, seconded by Lee.

Roll Call Vote:

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

Motion Carried

#### **4. ADJOURNMENT**

Motion to adjourn at 7:35 PM.

Motion made by Wachowski, seconded by Lee.

Respectfully submitted,  
Adam Taylor, Recording Secretary