

1307160

**City of Merrill  
City Plan Commission  
Tuesday, August 6, 2013 at 5:30 P.M.  
City Hall Common Council Chambers, 1004 East First Street**

Voting members present: Mayor Bill Bialecki (Chairperson), Alderman Steve Hass, Ken Maule (arr. 5:35), Melissa Schroeder, Dan Novitch and Pete Lokemoen.

Other attendees: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderman Dave Sukow (arr. 5:40), Alderwoman Kandy Peterson, Darryl Landeau, Collin Lueck (Foto News) and City Clerk Bill Heideman. A student was in attendance to videotape the meeting for the Cable Access Channel.

The following attended only the public hearings portion of the meeting: William Sheldon, Verena Sheldon, Arthur Sheldon, Delbert Lunders and Julie Weber.

**Call to order**

Mayor Bialecki called the meeting to order at 5:30 P.M.

**Minutes of June 4<sup>th</sup>, 2013 meeting**

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve, as presented, the minutes of the June 4<sup>th</sup>, 2013 City Plan Commission meeting. Carried.

**Presentation on Pine Ridge Avenue & State Highway 64 Study**

Information was distributed at the meeting.

Representing North Central Wisconsin Regional Planning Commission, Darryl Landeau gave a presentation on an upcoming study on the State Highway 64/Pine Ridge Avenue area. The presentation included the following:

- Topics to be addressed in the study
- Issues identified
- Next steps/Meeting schedule
- Questions & Comment

This presentation will also be made at an upcoming Board of Public Works meeting. No action was necessary, requested or taken.

## **Recess**

At 5:50 P.M., Mayor Bialecki declared a recess until 6:00 P.M., the time of the scheduled public hearings.

## **Public Hearing – Conditional Use Permit application from Our Way, Inc.**

At 6:00 P.M., Mayor Bialecki called the meeting back to order.

Information was in the meeting packet. Our Way Inc. (Julie Weber) has submitted an application and paid the fee for a Conditional Use Permit for a duplex on Eugene Street, to be licensed and operated as an Adult Family Home.

City Attorney Hayden read the notice for both of the scheduled public hearings.

Motion (Maule/Novitch) to open the first public hearing. Carried.

Building Inspector/Zoning Administrator Pagel reported that the property is currently zoned R-3.

Julie Weber spoke in favor of the Conditional Use Permit.

Motion (Maule/Hass) to close the first public hearing. Carried.

Motion (Schroeder/Lokemoen) to approve the Conditional Use Permit application submitted by Our Way Inc. (Julie Weber), for a duplex on Eugene Street, to be licensed and operated as an Adult Family Home. Carried.

A resolution on the Conditional Use Permit will be on the August 13<sup>th</sup>, 2013 Common Council meeting agenda.

## **Public Hearing – Preliminary Plat for Wittman Heights Subdivision**

Information was in the meeting packet.

Motion (Hass/Novitch) to open the second public hearing. Carried.

The City of Merrill has submitted a Preliminary Plat for the Wittman Heights Subdivision. The proposed plat is located on Alexander Street and on the corner of Alexander Street and Jackson Street, and includes four lots.

Building Inspector/Zoning Administrator Pagel reported that the property is currently zoned Industrial.

City Administrator Johnson stated that the City would like to sell the land, in order to return it to the tax roll.

William Sheldon asked what the City has planned for the land. He was told that there were no definite plans at this time. Because the property is currently zoned industrial, rezoning would need to occur prior to the building of any type of residential structure.

Arthur Sheldon stated that he is not in favor of apartment buildings on the site.

Delbert Lunders stated that is not in favor of apartments or housing units on the site.

Verena Sheldon questioned the City's future plans for the site. She is not in favor of houses or factories at the site.

Alderman Dave Sukow commented that, at previous meetings, no decision had been made on the use of the land. In his opinion, there will not be a "rush" of people wanting to purchase the land, much less place apartments on the site.

Motion (Maule/Schroeder) to close the second public hearing. Carried.

Motion (Maule/Lokemoen) to approve the Preliminary Plat for Wittman Heights Subdivision, located on Alexander Street and on the corner of Alexander Street and Jackson Street. Carried.

A resolution on the Preliminary Plat will be on the August 13<sup>th</sup>, 2013 Common Council meeting agenda.

### **Next meeting**

Tuesday, September 3<sup>rd</sup>, 2013 at 5:15 P.M.

### **Public Comment**

None.

### **Adjournment**

Motion (Hass/Schroeder) to adjourn. Carried. Adjourned at 6:30 P.M.

Minutes prepared and submitted by:

William N. Heideman, CMC, WCMC  
City Clerk