



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • TUESDAY MAY 3, 2016

Regular Meeting

City Hall Council Chambers

5:15 PM

I. Call to Order

Mayor Bialecki called the meeting to order at 5:15 P.M.

Attendee Name	Title	Status	Arrived
Tim Meehean	Aldersperson - Eighth District	Present	
Bill Bialecki	Mayor	Present	
Mike Willman	Chairman - Park & Rec	Present	
Ralph Sturm		Excused	
Melissa Schroeder		Excused	
Ken Maule		Present	
Robert Reimann		Excused	

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman Ryan Schwartzman, Alderwoman Kandy Peterson, Dennis Lawrence, Brad Sippel and City Clerk Bill Heideman. A representative from the Cable Access Channel was present to videotape the meeting.

Public hearing attendees included: Jody Lokemoen, Carl Hantke, Hilde Hantke, Kathy Seubert, Ned Seubert, Larry Peeters and Gary Dietrich.

II. Minutes of previous meeting(s):

1. Minutes of April 4, 2016 meeting

Motion (Maule/Willman) to approve.

RESULT: APPROVED

III. Public Comment Period

None.

IV. Agenda items related to update of City Comprehensive Plan:

1. Community Survey Update

Brad Sippel (North Central Wisconsin Regional Planning Commission) provided details related to the ongoing citizen survey. The survey is online and available to anyone who accesses the City's website.

As of the morning of May 3rd, 151 surveys has been completed and received. The goal is to receive approximately 300 surveys. The responses to date have been generally positive.

2. Review of Transportation Chapter

Brad Sippel provided information on the Transportation chapter of the plan update, including background, inventory, trends, goals, objectives and policies. He also answered questions and accepted input from commission members.

3. Review of Land Use Chapter

Dennis Lawrence (North Central Wisconsin Regional Planning Commission) provided information on the Land Use chapter of the plan update, including background, inventory, trends, goals, objectives and policies. He also distributed larger maps related to land use, answered questions and accepted input from commission members.

V. Other agenda items for consideration:

1. Consider Site Plan from Lincoln County for shed at East Sixth Street and Memorial Drive.

Building Inspector/Zoning Administrator Pagel reported that Lincoln County is planning to erect a shed for use to store materials to be used in a community garden. He has no concerns with the site plan as submitted.

Motion (Maule/Willman) to approve.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 5/10/2016 7:00 PM
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2. Resolution authorizing the vacation of an alley located in Lot Two, Block Four of the original plat of Jenny (near the former Lincoln House site) At a meeting on April 27th, 2016, the Board of Public Works recommended approval.

If the City Plan recommends approval, the resolution will be considered at the July 12th, 2016 Common Council meeting, after compliance with all publishing and notification requirements.

Motion (Willman/Meehean) to approve.

RESULT:	APPROVED AND SENT TO COUNCIL	Next: 7/12/2016 7:00 PM
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3. Resolution authorizing the vacation of a part of Meadow Lane At a meeting on April 27th, 2016, the Board of Public Works recommended approval.

If the City Plan recommends approval, the resolution will be considered at the July 12th, 2016 Common Council meeting, after compliance with all publishing and notification requirements.

Motion (Meehean/Willman) to approve.

RESULT:	APPROVED AND SENT TO COUNCIL	Next: 7/12/2016 7:00 PM
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VI. Public Hearing(s) to begin at 6:00 P.M.:

1. Public hearing on City of Merrill request to rezone property located at 1501 Hwy 107 from Rural Development to Planned Unit Development and to rezone the following parcels from Rural Development to R-1 Single Family Residential: 1340 Grand Ave, 801 Edgewater, 803 Edgewater, 901 Edgewater, 1401 Highland, 1403 Highland, 1404 Highland, 1405 Highland, 1407 Highland, 1411 Highland, 1413 Highland, 1501 Highland.

City Attorney Hayden read the public hearing notice.

Motion (Willman/Meehean) to open the public hearing. Carried.

Jody Lokemoen raised the question of whether property taxes would change if the rezoning is approved.

Carl Hantke also asked what impact rezoning would have on property taxes. He then questioned the reasoning behind the City being in the real estate business, stating that this should be handled between property sellers and buyers.

City Administrator Johnson responded that development in that area is not happening on its own. He added that the City is not in the real estate business, but is in the development business.

Motion (Willman/Meehean) to close the public hearing. Carried. The public hearing was closed at 6:12 P.M.

Building Inspector/Zoning Administrator Pagel distributed a Certified Survey Map of the area.

Motion (Maule/Meehean) to approve the rezoning, the Certified Survey Map distributed by Building Inspector/Zoning Administrator Pagel, and the Planned Unit Development.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 5/10/2016 7:00 PM
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VII. Establish date, time and location of next meeting

Tuesday, June 7th, 2016 at 5:00 P.M., in the City Hall Common Council Chambers.

VIII. Adjournment

Motion (Meehean/Maule) to adjourn. Carried. Adjourned at 6:14 P.M.