

1405160

**City of Merrill  
City Plan Commission  
Tuesday, May 6, 2014 at 5:45 P.M.  
City Hall Common Council Chambers, 1004 East First Street**

Voting members present: Mayor Bill Bialecki (Chairperson), Alderman Pete Lokemoen, Melissa Schroeder, Ralph Sturm, Ken Maule and Steve Hass.

Other attendees: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderwoman Kandy Peterson, Alderman Rob Norton, Derek Krzanowski, Gerald Hersil, Dave Stenberg, John Bocke, Steve Triggs, Judy Schwemm, Linda Koenig, Jeff Stevens, Shirley Stevens, Linda Stevens, Kent Johnson and City Clerk Bill Heideman.

**Call to order**

Mayor Bialecki called the meeting to order at 5:48 P.M.

**Minutes of April 1<sup>st</sup>, 2014 meeting**

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve, as presented, the minutes of the April 1<sup>st</sup>, 2014 City Plan Commission meeting. Carried.

**Review Conditional Use Permit for Haunted House @ 700 Hendricks Street**

No information was in the meeting packet.

Building Inspector/Zoning Administrator Darin Pagel had requested that this be placed on the agenda. He explained that, in April of 2013, when Boy Scout Troop 599 was granted a Conditional Use Permit for their Haunted House at 700 Hendricks Street, the permit was subject to an annual review.

The only remaining issue that Building Inspector/Zoning Administrator Pagel is aware of at the present time is exterior painting. Building Inspector/Zoning Administrator Pagel stated that, as long as that painting is completed prior to the 2014 opening of the haunted house later this year, he has no concerns with the Conditional Use Permit.

Representing Boy Scout Troop 599, the owners of the property, Gerald Hersil reported that he had nothing to add and had no questions at this time.

No action was necessary, requested or taken.

## **Recess**

At 5:50 P.M., Mayor Bialecki announced that there would be a recess until 6:00 P.M., the scheduled start time for the public hearings.

At 6:00 P.M., Mayor Bialecki called the meeting back to order. City Attorney Hayden read the two hearing notices.

## **Hearings: Fox Point Partners requesting rezoning & C.U.P. @ 1905 E. 14<sup>th</sup> Street**

Fox Point Partners, LLC, owners of the property at 1904 East 14<sup>th</sup> Street, has submitted an application to rezone that property from Industrial to Thoroughfare Commercial. They have also submitted an application for a Conditional Use Permit (CUP) for that property. If the rezoning and the CUP are approved, approximately 3% (1,500 of 55,000 square feet) of the property would be used as a church.

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

The public hearing portion of the meeting began at 6:02 P.M. A separate hearing had been scheduled for each of the two issues, but it was decided that only one public hearing session would be held, and that the public would be allowed to comment on the proposed rezoning and/or the proposed Conditional Use Permit during the public hearing.

Representing Fox Point Partners, LLC, John Bocke, spoke in favor of the rezoning and the Conditional Use Permit. He stated that Fox Point Partners, LLC has attempted to market the property as an industrial facility, but to date has not found a buyer. He added that Lincoln County Economic Development Director Susan Ryman has informed him that, in her opinion, the property should be divided and used for commercial entities.

Steve Triggs, 1417 Prospect Avenue, Wausau, spoke in favor of the rezoning and the Conditional Use Permit.

Jeff Stevens, W4609 Pope Road, Merrill, spoke in favor of the rezoning and the Conditional Use Permit. He stated that the property could have multiple uses if the rezoning is approved. It would be difficult for the church (he is a member) to find another suitable facility.

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

City Administrator Johnson spoke in favor of the rezoning. Building Inspector/Zoning Administrator Pagel suggested that, if the Conditional Use Permit is approved, both he and the Fire Department should conduct a “walk-through” to ensure compliance on any potential zoning and/or safety issues.

Motion (Lokemoen/Maule) to approve the rezoning of 1905 East 14<sup>th</sup> Street, from Industrial to Thoroughfare Commercial. Carried.

An ordinance on the rezoning will be on the May 13<sup>th</sup>, 2014 Common Council meeting agenda.

Motion (Lokemoen/Hass) to approve the Conditional Use Permit for the property at 1905 East 14<sup>th</sup> Street. Carried.

A resolution on the Conditional Use Permit will be on the May 13<sup>th</sup>, 2014 Common Council meeting agenda.

**Next meeting**

Tuesday, June 3<sup>rd</sup>, 2014 at 5:15 P.M.

**Public Comment**

None.

**Adjournment**

Motion (Sturm/Hass) to adjourn. Carried. Adjourned at 6:12 P.M.

Minutes prepared and submitted by:

William N. Heideman, CMC, WCMC  
City Clerk