

1410160

**City of Merrill
City Plan Commission
Tuesday, October 7, 2014 at 5:30 P.M.
City Hall Common Council Chambers, 1004 East First Street**

Voting members present: Mayor Bill Bialecki (Chairperson), Melissa Schroeder, Ken Maule, Ralph Sturm and Steve Hass. Alderman Peter Lokemoen had an excused absence.

Other attendees: City Administrator Dave Johnson, Building Inspector/Zoning Administrator Darin Pagel, Alderwoman Kandy Peterson, Jeremy Ratliff, Willie Kimmons, Darla Sann-Koenig and City Clerk Bill Heideman. City Attorney Tom Hayden had an excused absence.

Attending the hearing portion of the meeting: Bialecki, Schroeder, Maule, Sturm, Hass, Pagel, Peterson, Ratliff, Heideman, Pete Koblitz, Sue Kunkel, Cecil Ballou, Richard Plautz and Darlene Plautz.

Call to order

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

Minutes of September 2nd, 2014 meeting

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve, as presented, the minutes of the September 2nd, 2014 City Plan Commission meeting. Carried.

Certified Survey Map prepared for Jeff Lokemoen

On behalf of Jeff Lokemoen, Riverside Land Surveying, LLC, has submitted a Certified Survey Map for land on Edgewater Drive and Highland Drive owned by Mr. Lokemoen. The land is legally described as part of the Northwest ¼ of the Northeast ¼ and part of Government Lot 4 located in Section 10, Township 31 North, Range 6 East, City of Merrill, Lincoln County, Wisconsin. A copy of the map was in the meeting packet.

Building Inspector/Zoning Administrator Pagel reported that the property currently has multiple uses, but that the parcel was never split. Therefore, the property is currently non-conforming. Approval of the map would result in it becoming conforming.

Building Inspector/Zoning Administrator Pagel stated that he has no issue or concerns with the map as submitted.

Motion (Hass/Maule) to approve the Certified Survey Map, as submitted.
Carried.

A resolution on the map will be on the October 14th, 2014 Common Council meeting agenda.

Site Plan by Humane Society for new building @ 200 North Memorial Drive

The Lincoln County Humane Society has submitted a site plan for a new building at 200 North Memorial Drive, in the fairgrounds block. A copy of the site plan was in the meeting packet.

Building Inspector/Zoning Administrator Pagel explained that the site plan, as submitted meets all City code requirements. However, the City Plan Commission could make modifications that they deem necessary. Some minor modifications have already been made since the building plan was last discussed by the City Plan Commission.

Discussion was held on the impact that the new building would have on the fairgrounds race track. It was noted that it would be impossible to position the building in a manner that would not impact the track. If a decision were to be made to reconfigure the track after the new building is in place, the track would have to be shortened and moved further west.

City Administrator Johnson recommends approving the site plan as submitted.

Steve Hass noted that, because the site plan is conforming as submitted, the City Plan Commission cannot dictate major changes to the plan.

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Motion (Hass/Schroeder) to approve the site plan, as submitted by the Lincoln County Humane Society, for a new building at 200 North Memorial Drive. Carried.

Recess

At 5:41 P.M., Mayor Bialecki announced that a recess would be held until 6:00 P.M., the time scheduled for the public hearing. At 6:00 P.M., Mayor Bialecki called the meeting back to order.

Hearing – Rezoning request from Merrill Fed. Savings & Loan - 1205 N. Cedar

The current owner of the property at 1205 Cedar Street, Merrill Federal Savings and Loan, is requesting that the property be rezoned from Residential 2 (R-2) to Thoroughfare Commercial (T.C.).

Mayor Bialecki read the public hearing notice.

Building Inspector/Zoning Administrator Pagel explained that Merrill Federal Savings and Loan is requesting this rezoning because they have been discussing the potential sale of the property to the owner of the new Pine Ridge Restaurant. If that purchase takes place, the owner of the restaurant is at this time planning to let the house remain, but to use a portion of the property for a restaurant parking lot. If the property is rezoned to Thoroughfare Commercial, both a house and/or a parking lot could exist on the property.

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

Representing Merrill Federal Savings and Loan, Pete Koblitz echoed Mr. Pagel's comments. He also stated that the purpose of the rezoning request was to allow for a parking lot on the property, should the sale of the property to the restaurant owner take place.

Cecil Ballou, 1300 Cedar Street, stated that he was also speaking on behalf of George Henrich. Mr. Ballou asked why it is necessary to rezone the property if the house is going to remain. Mr. Ballou also has concerns that, because the area has historically had some drainage issues, there is an increased chance of flooding in the area if a parking lot is added.

Richard Plautz, 1200 Cedar Street, stated that the previous owner lost the property via a foreclosure, and Mr. Plautz has no idea why that happened.

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

Building Inspector/Zoning Administrator Pagel reported that, if a parking lot were to be added to the property, City zoning code requires screening between the parking lot and the adjacent residential area. Mr. Pagel added that the restaurant owner has already had a business plan prepared that includes addressing any flooding/drainage issues associated with the property.

Motion (Maule/Hass) to approve, as submitted, the application from Merrill Federal Savings and Loan to rezone the property located at 1205 North Cedar Street from Residential 2 (R-2) to Thoroughfare Commercial (T.C.). Carried.

An ordinance on the rezoning will be on the October 14th, 2014 Common Council meeting agenda.

Next meeting

Monday, November 3rd, 2014. The time of the meeting was tentatively set for 5:30 P.M., possibly subject to change.

Public Comment

Sue Kunkel stated her noise concerns related to dogs barking at the Humane Society shelter. Based on these concerns, she expressed her opinion that a different location for the new shelter should be considered.

Adjournment

Motion (Hass/Schroeder) to adjourn. Carried. Adjourned at 6:17 P.M.

Minutes submitted by:

William N. Heideman, CMC, WCMC
City Clerk