



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • MONDAY APRIL 4, 2016

Regular Meeting

City Hall Council Chambers

5:45 PM

I. Call to Order

Attendee Name	Title	Status	Arrived
Pete Lokemoen	Aldersperson - Second District	Present	
Bill Bialecki	Mayor	Present	
Mike Willman	Chairman - Park & Rec	Present	
Ralph Sturm		Present	
Melissa Schroeder		Present	
Ken Maule		Present	
Robert Reimann		Present	

Other attendees included: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman John Burgener, Alderman Dave Sukow, Alderwoman Kandy Peterson, Peter Annis, Bryan Bloch and City Clerk Bill Heideman.

Hearing attendees included: Sarah Wisniewski, Adam Schneider, Boris Lehman, Ethan Lehman, Glenn Nass, Elaine Nass, Floyd Smith, Eldred Kufahl, Mary Kufahl, Loretta Smith, Arlene Voigt, Charles Novitch, Bob Dehnel, Jane Dehnel, Michael Clark, Robin Grenfell, Rich Grenfell, Marlene Henrichs, Brent Scantlin and Tom Rybarczyk.

II. Minutes of previous meeting(s):

1. Minutes of March 1, 2016 meeting

Motion (Lokemoen/Schroeder) to approve.

RESULT: APPROVED

III. Change Order of agenda items:

Mayor Bialecki requested that he be allowed to change the order of agenda items, and to have the public comment period next. Without objection, it was so ordered.

IV. Public Comment Period

None.

V. Agenda items for consideration:

1. Consider site plan from Merrill High School for athletic complex improvements at Jay Stadium

Alderman Lokemoen stated that he has no concerns with the application.

Motion (Lokemoen/Maule) to approve.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 4/12/2016 7:00 PM
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2. Consider site plan for Rodeo Arena at Merrill Festival Grounds

Alderman Lokemoen stated that the only issue being considered at this time is the building at the north end of the site. He has no issues with the application.

Motion (Lokemoen/Reimann) to approve.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 4/12/2016 7:00 PM
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3. Consider site plan for proposed chicken coop at Jefferson Elementary School, 1914 Jackson Street.

Building Inspector/Zoning Administrator Pagel explained that the City of Merrill Code of Ordinances allows the keeping of a maximum of three chickens.

Motion (Lokemoen/Schroeder) to approve, provided that the maximum number of chickens allowed by ordinance is not exceeded.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 4/12/2016 7:00 PM
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VI. Recess:

At 5:53 P.M., Mayor Bialecki announced a recess until 6:00 P.M., the scheduled time for the public hearing.

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

VII. Public Hearing(s):

1. Public Hearing on City of Merrill request for rezoning of four parcels, from R-2 Residential to R-3 Residential. The parcel addresses are 500 W. Tenth Street, 502 West Tenth Street, 504 West Tenth Street and 903 N. State Street.

City Attorney Hayden read the public hearing notice.

Building Inspector/Zoning Administrator Pagel explained that the property owner, Brent Scantlin would like to erect a duplex on the property he owns at 903 N. State Street. To keep the zoning contiguous, three other parcels (500, 502 & 504 W. Tenth Street) would also need to be rezoned. None of those property owners have requested a rezoning.

Rich Grenfell, 1000 N. State Street, reported that he was asked to speak on behalf of several residents in the vicinity of the requested rezoning. He mentioned several reasons for opposing the rezoning, and noted that Brent Scantlin was only property owner that has requested rezoning. Mr. Grenfell urged the City Plan Commission to disapprove the rezoning request.

Tom Rybarczyk, 504 W. Tenth Street, spoke against the rezoning. He said he would not be opposed to a single-family dwelling on the property, but was not in favor of a duplex or a rental property.

Eldred Kufahl, 502 W. Tenth Street, stated he was totally against the rezoning, and added his opinion that the property owner has a “poor track record” on property maintenance.

Loretta Smith, 500 W. Tenth Street, stated that the Smiths did not request rezoning and she was definitely against it.

Sarah Wisniewski, 909 N. State Street, noted that she was one of the youngest residents in the neighborhood. She is against the rezoning.

Charles Novitch, 1302 Cottage Street, stated that he is against the rezoning and urged the City Plan Commission to disallow the request.

Arlene Voigt, 1103 N. State Street, urged the City Plan Commission to maintain the current zoning.

Brent Scantlin stated that he does not intend to erect a single-family dwelling on the property. In his opinion, the only financially feasible option for him would be a duplex.

Mary Kufahl, 502 W. Tenth Street, stated that she is totally against the rezoning.

Marlene Henrichs, 821 Cottage Street, stated that years ago the residents of the neighborhood wanted single-family dwellings in the area, and she is still in favor of those types of residence in the neighborhood.

Elaine Nass, 1206 Cottage Street, stated that the neighborhood is well-kept and family-orientated.

Bob Dehnel, 1204 N. State Street, stated that the neighborhood has historically been a good place to raise children. He spoke against the rezoning request.

Adam Schneider, 1300 N. State St., stated that he is against the rezoning.

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

Motion (Bialecki/Schroeder) to disallow the rezoning request.

RESULT:	DISALLOWED
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VIII. Establish date, time and location of next meeting

Tuesday, May 3rd, 2016 at 5:00 P.M., in the City Hall Common Council Chambers.

IX. Adjournment

Motion (Schroeder/Lokemoen) to adjourn. Carried. Adjourned at 6:32 P.M.