



**CITY OF MERRILL**  
**CITY PLAN COMMISSION**  
**MINUTES • TUESDAY JULY 5, 2016**

**Regular Meeting**

**City Hall Council Chambers**

**5:30 PM**

I. Call to Order

Mayor Bialecki called the meeting to order at 5:30 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		Present	
Melissa Schroeder		Present	
Ken Maule		Present	
Robert Reimann		Present	

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderwoman Kandy Peterson, Alderwoman Mary Ball, Alderman Paul Russell, Alderman Ryan Schwartzman, Dennis Lawrence, Brad Sippel, Jeremy Ratliff, Michael Caylor Jr., Duane Pfister, Erik Pfantz, Kyle Gulke and City Clerk Bill Heideman.

II. Minutes of previous meeting(s):

1. Minutes of June 7, 2016 City Plan Commission meeting

Motion (Schroeder/Reimann) to approve.

**RESULT: APPROVED**

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

1. Final Survey Results

Dennis Lawrence (North Center Wisconsin Regional Planning Commission) distributed a summary of the survey results.

Brad Sippel (North Central Wisconsin Regional Planning Commission) then gave verbal information on the survey results. A full survey report (approximately 79) pages will eventually be distributed and published on the City website.

2. Intergovernmental Cooperation Chapter

Brad Sippel provided information, answered questions and accepted input on the Intergovernmental Cooperation chapter of the plan update.

3. Implementation Chapter

Dennis Lawrence provided information, answered questions and accepted input on the Implementation chapter of the plan update.

Mr. Lawrence noted that this concludes the City Plan Commission review of the plan update. North Central Wisconsin Regional Planning Commission will now assemble and prepare a final document and discuss that document with City staff, and make any changes as appropriate. A final document should be ready for City Plan Commission review in approximately two months. Upon City Plan Commission approval, a public hearing will then be scheduled. After that, the document will be considered by the Common Council. That will probably take place in either December, 2016 or January, 2017.

IV. Public Hearing (will begin at 6:00 P.M.)

1. Public Hearing on City of Merrill request to rezone a parcel of land at 1905 East 14th Street (former Fox Point site) from Thoroughfare Commercial (TC) to Planned Unit Development (PUD), for the purpose of constructing a multifamily housing development.

City Attorney Hayden read the public hearing notice.

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

At the request of Mayor Bialecki, Building Inspector/Zoning Administrator Pagel gave a synopsis of what is being considered. Mayor Bialecki added that a specific project is not being considered at this meeting.

Michael Caylor Jr. had questions related to rezoning to a Planned Unit Development. He noted that the agenda and the public hearing specify a rezoning to Planned Unit Development, although there is no such a designation in the zoning ordinances.

Building Inspector/Zoning Administrator Pagel stated that this is a "Catch-22" situation. Potential developers seeking funding need documentation from the City stating that the property is rezoned, but the City cannot approve this type of rezoning without also considering a specific Planned Unit Development project.

Michael Caylor Jr. questioned how any action could be taken, considering the wording on the meeting agenda.

Motion (Willman/Schroeder) to close the public hearing. Carried. The public hearing was closed at 6:11 P.M.

Motion (Meehean/Sturm) to delay consideration of this issue, pending clarification.

<b>RESULT:</b>	<b>CARRIED</b>
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V. Other agenda items:

1. Site Plan review for Merrill Enrichment Center/Expo Hall

Consideration of this item began at 6:13 P.M., following the conclusion of the public hearing.

Ralph Sturm asked if paving would be required for all parking spaces. Building Inspector/Zoning Administrator Pagel responded that the number of spaces required to be paved would be based upon the use of the building as an Enrichment Center. Therefore, the number of spaces required to be paved would be minimal.

Motion (Meehean/Schroeder) to approve.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 7/12/2016 7:00 PM</b>
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VI. Public Comment Period

None.

VII. Establish date, time and location of next meeting

Tuesday, August 2<sup>nd</sup>, 2016 in the City Hall Common Council Chambers. The time of the meeting is to be announced.

VIII. Adjournment

Motion (Meehean/Reimann) to adjourn. Carried. Adjourned at 6:16 P.M.