



**CITY OF MERRILL**  
**CITY PLAN COMMISSION**  
**MINUTES • TUESDAY OCTOBER 4, 2016**

**Regular Meeting**

**City Hall Council Chambers**

**5:00 PM**

**I. Call to Order**

Mayor Bialecki called the meeting to order at 5:00 P.M.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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		Absent	

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderman Paul Russell, Alderwoman Kandy Peterson, Dennis Lawrence, Dave Sukow, Jeremy Ratliff and City Clerk Bill Heideman. A representative from the Cable Access Channel was present to videotape the meeting.

Public Hearing attendees included: Public Works Director/City Engineer Rod Akey, Alderman John Burgener, Dawn Pilecky, Jolene Weix, Ryan Martinovici, Steve Schenck, Tom Krembs DDS, Carol Michalowski, Ellen Marlowe, Robert Marlowe, Vickie Yelle, Joseph Yelle, Beatrice Lebal, Patricia Burg, Karleen Bebel, Gene Bebel, Gail Abegglen, Marv Anderson, Noreen Salzman, Evelyn Lee, Kay Landolt, Mark Weix Sr. and Betty Weix.

**II. Minutes of previous meeting(s):**

**1. Minutes of July 5, 2016 meeting**

Motion (Schwartzman/Meehean) to approve.

**RESULT: APPROVED**

**III. Agenda items for consideration:**

**1. Certified Survey Map (CSM) prepared for Church Mutual Insurance Company for land that it owns at the corner of East Sixth Street and Johnson Street.**

Building Inspector/Zoning Administrator Pagel reported that he has no issues with the map.

Motion (Meehean/Schroeder) to approve.

**RESULT: APPROVED & SENT TO COUNTY**

**Next: 10/11/2016 7:00 PM**

**2. Review draft version of City Comprehensive Plan.**

Representing North Central Wisconsin Regional Planning Commission, Dennis Lawrence provided a review of the draft document. He noted that there were a few minor edits to be made.

3. Consider resolution to recommend adoption of City Comprehensive Plan.

Motion (Meehean/Maule) to approve.

<b>RESULT:</b>	<b>APPROVED AND SENT TO COUNCIL</b>	<b>Next: 10/11/2016 7:00 PM</b>
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IV. Public Hearings (will begin at 6:00 P.M.)

1. Public hearing on a request from the Merrill Historical Society to rezone a parcel of land at 103 East Fourth Street, from R-3 Residential to Public Zone.

At 5:17 P.M., Mayor Bialecki announced that a recess would be held until 6:00 P.M., the time scheduled for the public hearings. At 6:00 P.M., Mayor Bialecki called the meeting back to order.

City Attorney Hayden read the public notice for the first public hearing.

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

Dawn Pilecky, 106 East Fourth Street, expressed concerns related to increased traffic and noise if the rezoning is approved.

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

Motion (Meehean/Schroeder) to approve the rezoning and authorize drafting of a related ordinance, to be considered at the October 11<sup>th</sup>, 2016 Common Council meeting.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 10/11/2016 7:00 PM</b>
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2. Public hearing on Home Occupation Conditional Use Permit application from Noreen Salzman, for a counseling office at 607 Cedar Street.

City Attorney Hayden read the hearing notice for the second public hearing.

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

Steve Schenck has concerns with the possibility of a drug/alcohol abuse center in his neighborhood. In his opinion, this may reduce the selling value of his property. He is opposed to the Conditional Use Permit.

Noreen Salzman the applicant, spoke in favor. She stated that she intends to live at the house. Most necessary renovations to the home are already completed. In the neighborhoods in which she already has centers, there has been no increase in crime or violence.

Thomas Krembs, DDS, spoke in opposition. He stated that this a well-established, historic area of the City. He would not like to see such a facility alter this area. He also appealed to Alderman Paul Russell, a member of the Historic Preservation Committee, to vote "No" on the application.

Ryan Martinovici said that the neighbors have been discussing the application. He questioned why a business would be considered in the middle of a residential area. He understands their needs for counseling facilities, but suggested there are better locations for this business. He is opposed, and added that approval would force him to reconsider his plans to stay in the community.

Evelyn Lee, who works at another location for Noreen Salzman, spoke in favor. She stated that she has seen no problems at other locations or this type of center, and added that the home will retain the appearance of a home.

Carol Michaelowski admires the work that this type of facility does, but does not want this type of facility in a historic residential district when there are commercial sites available. In her opinion, this facility would be detrimental to the neighborhood.

Ellen Marlowe spoke in opposition. She has concerns that the driveway will resemble a parking lot. She also expressed concerns related to lower property values and safety.

John Burgener spoke in favor. He stated that there is a similar facility in his neighborhood, and there have been no problems.

Joseph Yelle stated that, even though the Bebels have been good neighbors, he and his wife Vickie are opposed. He noted that this is a historic, residential neighborhood.

Jolene Weix spoke against putting a business in historic residential area.

Robert Marlowe stated that this is a difficult hearing. He stated that the Bebels have been good neighbors, but he is opposed.

Noreen Salzman stated that the driveway would not look like a parking lot. Her home in Wausau is going on the market, and she will be moving to Merrill. She cited the percentage of people that have drug/alcohol issues. She shared the concerns of the neighbors, but recognizes the need for this type of counseling service.

Ryan Martinovici stated that appears all the neighbors are against the Conditional Use Permit. He again suggested there are better commercial locations.

Kay Landolt stated that, while she enjoys the friendship of the Bebels, she walks frequently and therefore has safety concerns. She is opposed.

Carol Michaelowski also enjoys the Bebels, but does not want a commercial business in this neighborhood.

Gene Bebel, the current property owner, stated that the neighbors have been aware that he has been trying to sell his property. Selling to a counseling center may not have been their first choice either, but they find it necessary to relocate to a residence with only one floor. He is in favor of the Conditional Use Permit.

Mark Weix Sr. expressed safety concerns. He considers the Bebels as friends, but is opposed.

Thomas Krembs DDS mentioned changes occurring, including Housing and Urban Development regulations.

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

Building Inspector/Zoning Administrator Pagel explained the concept of a Home Occupation Conditional Use Permit. He added that this does involves only a Conditional Use Permit, not a rezoning.

Mayor Bialecki stated that he appreciated all who spoke during the public hearing. He can understand the concerns of the neighbors to the site, given the fact that the area is a historic neighborhood. He also understands the fact that the Bebel family wants to sell the property.

Motion (Meehean/Schroeder) to refer to the Common Council with a recommendation to consider approval. Motion was defeated.

Motion (Sturm) to disapprove. Motion failed due to lack of a second.

Motion (Willman/Meehean) to approve the Conditional Use Permit and authorize drafting of a related resolution, to be considered at the October 11<sup>th</sup>, 2016 Common Council meeting.

Willman requested a roll call vote. Roll call vote was as follows: Ayes - Meehean, Schroder, Willman. No - Sturm.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 10/11/2016 7:00 PM</b>
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V. Public Comment Period

None.

VI. Establish date, time and location of next meeting

Tuesday, November 1<sup>st</sup>, 2016 at 5:00 P.M. in the City Hall Common Council Chambers. At least one public hearing (6:00 P.M.) will be on that meeting agenda.

VII. Adjournment

Motion (Meehean/Schroder) to adjourn. Carried. Adjourned at 7:08 P.M.