



# CITY OF MERRILL

## CITY PLAN COMMISSION

MINUTES • TUESDAY NOVEMBER 1, 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.

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		Excused	

Also in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman Paul Russell, Alderwoman Kandy Peterson, Alderwoman Mary Ball, Paul Wagner, Duane Pfister and City Clerk Bill Heideman. A representative of the Cable Access Channel was present to videotape the meeting.

Attendees at the public hearings included: John Rathke, Michele Rathke, Chris Berger, Rachel Beilke, Mary Maluegge, Tom Maluegge, Arthur Sheldon and Scott Kwiecinski.

### II. Public Comment Period

Mayor Bialecki asked that he be allowed to change the order of agenda items and have the public comment portion of the meeting at this time. Without objection, it was so ordered.

There was no public comment.

### III. Minutes of previous meeting(s):

#### 1. Minutes of October 4th, 2016 meeting

Motion (Willman/Schroeder) to approve.

**RESULT: APPROVED**

### IV. Agenda items for consideration:

#### 1. Extraterritorial Certified Survey Map (Town of Scott) for Steve Schulz on Heldt Street.

Building Inspector/Zoning Administrator Pagel provided a verbal review of the Certified Survey Map. He has no concerns with the map, as submitted.

If approved by the City Plan Commission, a resolution related to the Certified Survey Map will be on the November 9<sup>th</sup>, 2016 Common Council meeting agenda.

Motion (Meehean/Maule) to approve.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 11/9/2016 7:00 PM</b>
----------------	---------------------------------------	--------------------------------

2. Site Plan for Northwoods Veteran's Support Center. at the corner of East Sixth Street and Johnson Street.

Building Inspector/Zoning Administrator Pagel provided a verbal review of the Site Plan. He suggested that, if the site plan is approved, it should be contingent upon the rezoning of the area. That rezoning will be considered as part of a public hearing later in the meeting.

Motion (Meehean/Schroeder) to approve, contingent upon the approval of the rezoning of this parcel.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 11/9/2016 7:00 PM</b>
----------------	---------------------------------------	--------------------------------

V. Public Hearings (will begin at 6:00 P.M.):

At 5:03 P.M., Mayor Bialecki announced a recess 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.

1. Public Hearing on request from Church Mutual Insurance Company to re-zone, from Rural Development to Public, a newly-created 4.3 acre parcel on the northeast Corner of Johnson Street and East Sixth Street, to allow development of Northwoods Veteran's Support Center.

Mayor Bialecki requested that he be allowed to change the order of agenda items and consider the hearing on the Church Mutual rezoning request next. Without objection, it was so ordered.

City Attorney Hayden read the public hearing notice.

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

Representing Church Mutual, Paul Wagner shared information on the rezoning request and stated that he would answer questions.

Michele Rathke, VFW District Commander, spoke in favor of the rezoning. She explained that 10 organizations, including several veterans and scout groups, would ultimately call the facility home.

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

If approved by the City Plan Commission, an ordinance related to the rezoning will be on the November 9<sup>th</sup>, 2016 Common Council meeting agenda.

Motion (Meehean/Schroeder) to approve.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 11/9/2016 7:00 PM</b>
----------------	---------------------------------------	--------------------------------

2. Public Hearing on request from City of Merrill to re-zone, from R-2 to Industrial, a property located on South Alexander Street.

City Attorney Hayden read the public hearing notice.

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

Tom Maluegge expressed concerns with increased noise in the area, along with the possibility of messy conditions. He suggested that the type of facility being planned for the land should be located in the industrial park.

Chris Berger noted that the installation of a driveway was already underway. He also suggested this type of facility belongs in the industrial park.

Arthur Sheldon questioned putting an industrial-type facility in the proposed location, when an industrial park already exists. He also has concerns related to increased noise.

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

Motion (Maule) to approve. Motion failed due to lack of a second.

3. Public Hearing on request from City of Merrill to re-zone, from Thoroughfare Commercial (TC) to Planned Unit Development (PUD), a parcel at 1905 East 14th Street, for the purpose of constructing a multifamily housing development.

City Attorney Hayden read the public hearing notice.

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

Representing Horizon Development Group, Scott Kwiecinski spoke in favor of the rezoning. He reviewed the amended site plan. A 60-unit facility is still being planned.

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

Motion (Schroeder/Maule) to approve.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 11/9/2016 7:00 PM</b>
----------------	---------------------------------------	--------------------------------

#### VI. Establish date, time and location of next meeting

Tuesday, December 6<sup>th</sup>, 2016 at 5:00 P.M. in the City Hall Common Council Chambers. The starting time of the meeting is subject to change, depending on the number of agenda items and potential public hearing(s).

#### VII. Adjournment

Motion (Sturm/Willman) to adjourn. Carried. Adjourned at 6:19 P.M.