



**CITY OF MERRILL**  
**CITY PLAN COMMISSION**  
**MINUTES • TUESDAY JUNE 2, 2020**

**Regular Meeting**

**City Hall Council Chambers**

**6:00 PM**

**I. Call to Order**

Mayor Woellner called the meeting to order at 6:00 P.M.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Ralph Sturm		Present	
Melissa Schroeder		Present	
Ken Maule		Present	
Robert Reimann		Present	
Derek Woellner	Mayor	Present	
Steve Hass	Aldersperson - Second District	Present	
Kyle Gulke		Present	

Others in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman Steve Sabatke, Alderman Mark Weix, Kelly Zagrzebski, Cody Hoffman, Richard Ryan, Judy Ryan, Tom Grones, Tyler Splindler, Ryan Schwartzman and City Clerk Bill Heideman. A representative from Merrill Productions was present to videotape the meeting.

**II. Public Hearings:**

1. Application from Cody Hoffman for a Conditional Use Permit for an auto repair shop and used car dealership at 209 N. Pine St.

Information was in the meeting packet.

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

Building Inspector/Zoning Administrator Pagel reported that City ordinances prohibit auto repair shops and/or used car lots in an area zoned residential. However, applications for Conditional Use Permits can be submitted to the City Plan Commission for consideration.

Richard Ryan spoke against the application. He lives across the street and has concerns with noise as well as potential damage to vehicles.

Ryan Schwartzman spoke against the application, citing concerns with traffic congestion.

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

Building Inspector/Zoning Administrator Pagel reported that he had received several phone calls from neighbors expressing their concerns with the application. He added his opinion that approval would set a dangerous precedence and that these types of businesses do not belong in a residential area.

Motion (Hass/Schroeder) to disapprove. Motion to disapprove carried.

The application and recommendation to disapprove will be considered by resolution at the June 9<sup>th</sup>, 2020 Common Council meeting.

2. Application from Wisconsin Public Service for a Conditional Use Permit for construction of a telecommunications tower at 3200 E. Main St.

Information was in the meeting packet.

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

Representing Wisconsin Public Service, Kelly Zagrzebksi provided details on the application and answered questions. She stated that, at this time, Wisconsin Public Service is not planning on leasing space on the tower.

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

Motion (Hass/Gulke) to approve, with the condition that Common Council approval is necessary prior to Wisconsin Public Service entering into a lease agreement with any third party for space on the tower.

3. Application from the City of Merrill for a Planned Unit Development at the former Fox Point site (1905 E. 14th St.) for an apartment development.

Information was in the meeting packet.

Hass/Schroder to open the public hearing. Carried.

Ryan Schwartzman spoke in favor of the planned unit development.

Alderman Sabatke reported that the local snowmobile club is willing to work with the City to redirect the snowmobile trail in the area of the proposed development.

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

Building Inspector/Zoning Administrator Pagel reported that the applications complies with all setback and parking requirements.

Motion (Hass/Schroeder) to approve.

<b>RESULT:</b>	<b>APPROVED &amp; SENT TO COUNCIL</b>	<b>Next: 6/9/2020 6:00 PM</b>
----------------	---------------------------------------	-------------------------------

III. Minutes of previous meeting(s):

1. Minutes of Febuary 4, 2020 meeting

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve.

<b>RESULT:</b> <b>APPROVED</b>
--------------------------------

IV. Other agenda items:

1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps

Building Inspector/Zoning Administrator Pagel had nothing to report at this time.

V. Establish date, time and location of next meeting

The next meeting will be at the call of the Chairperson.

VI. Public Comment Period

None.

VII. Adjournment

Motion (Hass/Reimann) to adjourn. Carried. Adjourned at 6:19 P.M.