

REPORT OF THE PLANNING COMMISSION

Date of Meeting: November 6, 2017

Report #2

Reported to Council: November 21, 2017

The Planning Commission met at 4:00 p.m. on November 6, 2017 in the first-floor conference room of City Hall. Members present included Mayor Vruwink, Fran Eron, Lee Thao, Joe Terry, and Alderperson Todd Ferkey. Member absent were Tim Birkhauser, and Shane Burkhart. Others in attendance included Adam Tegen, Bret Salscheider and others listed on the sign in sheet on file in the office of the City Clerk.

The meeting was called to order at 4:00 p.m.

1. Approval of the reports from the September 11, 2017, September 18, 2017, and October 16, 2017 Planning Commission meetings.

Motion by Eron, second by Thao, to approve the reports from the September 11, 2017, September 18, 2017, and October 16, 2017 Planning Commission meetings. Motion carried (5-0).

2. Maps and plats received.
 - a. **Riverview Hospital Association CSM.** The applicant is requesting Certified Survey Map approval for the combination of two parcels into one new parcel and the dedication of property as public road right-of-way. The subject properties are located at 1121 Hill Street and 432 Dewey Street (Parcels 34-08451 and 34-08452).

Motion by Ferkey, second by Eron, to approve the Riverview Hospital Association CSM subject to the dedication of 3' of property on Dewey Street to satisfy the 66' ROW as mapped.

Motion carried (5-0).

- b. **Other Maps and Plats**

There were no other maps or plats submitted.

3. **Public Hearing on PLAN-17-0919; John E. Alexander South Wood County YMCA.** The applicant is requesting a Planned Unit Development (PUD) within the B-2, General Commercial District. The PUD may include public or semi-public uses, medical facilities, residential uses, and other commercial uses. The subject properties are approximately 12 acres and are located on the northeast corner of West Riverview Expressway and Hale Street. The properties are commonly known as 231 West Riverview Expressway, 730 Hale Street, 223 West Riverview Expressway, and 555 West Grand Avenue (Parcels 34-02581, 34-02582, 34-02597A, 34-02597, 34-02579, and 34-02621).

The public hearing on PLAN-17-0919 was opened at 4:04 p.m.

Adam Tegen provided an overview of the request and procedure for the Planned Unit Development.

Speaking in favor:

Bret Salscheider, South Wood County YMCA

Speaking against:

None

The public hearing on PLAN-17-0919 was closed at 4:10 p.m.

4. **Action on PLAN-17-0919; John E. Alexander South Wood County YMCA.** Planned Unit Development within the B-2, General Commercial District.

Motion by Ferkey, second by Thao, to approve PLAN-17-0919 subject to 13 revised conditions of approval recommended by staff and attached to this report.

Motion carried (5-0).

5. **Public Hearing on PLAN-17-0923; Community Development Department.** The applicant is requesting an amendment to Chapter 11 Zoning. Specifically, the amendment relates to the regulation of Solar Power Systems within the City.

The public hearing on PLAN-17-0923 was opened at 4:33 p.m.

Speaking in favor:

Adam Tegen

Speaking against:

None

The public hearing on PLAN-17-0923 was closed at 4:36 p.m.

6. **Action on PLAN-17-0923; Community Development Department.** Zoning code amendment relating to Solar Power Systems.

Motion by Eron, second by Ferkey, to approve PLAN-17-0923 as presented.

Motion carried (5-0).

7. **Public Hearing on PLAN-17-0924; Community Development Department.** The applicant is requesting an amendment to Chapter 11 Zoning. Specifically, the amendment relates to the regulation of Temporary Uses as it pertains to the sale of produce within residential districts

The public hearing on PLAN-17-0924 was opened at 4:37 p.m.

Speaking in favor:

Mike Arnold, 1250 Baker Street

Speaking against:

None

The public hearing on PLAN-17-0924 was closed at 4:40 p.m.

8. **Action on PLAN-17-0924; Community Development Department.** Zoning code amendment relating to sale of produce as a temporary use.

Motion by Terry, no second, to approve PLAN-17-0924 as presented.

Motion died due to lack of second.

Motion by Eron, second by Vruwink to table the action until the December 4, 2017 meeting and ask staff to propose alternative draft language.

Motion carried (5-0).

9. Adjourn.

Motion by Thao, second by Ferkey, to adjourn.

Motion carried (5-0).

Meeting adjourned at 5:00 p.m.