

REPORT OF THE PLANNING COMMISSION

Date of Meeting: March 6, 2023

Report #1

The Planning Commission met at 4:00 p.m. on March 6, 2023 in the Council Chambers at City Hall. Members present included Ryan Austin, Lee Thao, Eric Daven, Susan Feith, Ben Goodreau and Thad Kubisiak; Ryan Austin served as Chairperson. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson as well as several other attendees as listed on the sign-in sheet. Rick Katz attended via Zoom.

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

1. Approval of the report from the February 6, 2023, Plan Commission meeting

Motion by Goodreau to approve the report from the February 6, 2023, Plan Commission meeting; second by Daven.

Motion carried (6 – 0)

2. PLAN-22-000177; James Gannigan – request for a site plan review to construct a Hawaiian Tanning Studio at 620 Airport Avenue (Parcel ID 3413366).

Carrie Edmondson provided a brief synopsis of the request. Approval was recommended with the conditions outlined in the staff report. One person called the Community Development Department stating that they were in support of the project.

Susan Feith inquired about the building location and Eric Daven asked about fencing requirements, to which Ms. Edmondson replied.

Motion by Goodreau to approve PLAN-22-000117, request for a site plan review to construct a Hawaiian Tanning Studio at 620 Airport Avenue (Parcel ID 3413366), subject to the following conditions:

- a. A stormwater management plan that details swales and/or depression locations must be submitted to the Engineering Department prior to obtaining building permits.
- b. Sidewalk shall be installed along the length of Airport Avenue to the specification of the Engineering Department.
- c. Cut-off lighting fixtures or equivalent shall be used for the development, and lighting from the development shall not exceed 0.2 foot-candles at neighboring commercial property lines and 0.1 foot-candles at neighboring residential property lines.
- d. Development has not been permitted in the nearby floodplain and any improvements shall meet floodplain standards within the Zoning Ordinance.
- e. Applicable permits through the City shall be obtained.
- f. Community development department shall have the authority to approve minor modifications to the plans.
- g. A privacy fence shall be installed along the west property line the length of the residential property located directly adjacent to the west.

Second by Daven

Motion carried (6 – 0)

Jane Przychocki representing the applicant presented the Commission with documents referring to Constitutional rights.

3. **23-000081; The Hannah Center, Inc.** – public hearing and action on a request for a conditional use permit to operate a temporary residential shelter at 1320 Pepper Avenue (Parcel ID 3412666).

Kyle Kearns provided background information and a review of the request. Approval was recommended with the conditions outlined in the staff report.

Public hearing opened at 4:14 p.m.

Speaking in favor:

-Brian Spranger, 1730 Bobolink Ct, Town of Grand Rapids

-Christy Nievinski, 3930 Cliff St, Wisconsin Rapids

Speaking against: none

Kyle Kearns noted that Dan Kositzke of 1211 Pepper Avenue called the office to state that he was neither against or in favor of the request at this time but is wary of future expansion.

Public hearing closed at 4:20 p.m.

Susan Feith asked about the hours and staffing of the facility to which Christy Nievinski responded.

Motion by Goodreau to approve the request for a conditional use permit to operate a temporary residential shelter at 1320 Pepper Avenue (Parcel ID 3412666), subject to the following conditions:

- a. Approval of the conditional use permit shall include the marking of ten on-site parking spaces and one ADA-approved parking space.
- b. Any proposed parking lot reconstruction shall include appropriate surfacing, marking, drainage, and landscaping, and stormwater management to be reviewed and approved by the Community Development Department.
- c. The number of residents shall not exceed 15 at one time.
- d. Any trash containers located outside shall be concealed or suitably screened from public view, to be reviewed and approved by the Community Development Department.
- e. Applicable building permits though the City shall be obtained.
- f. Community Development staff shall have the authority to approve minor modifications to the plans.

second by Kubisiak.

Motion carried (6 – 0)

4. **23-000100; TWAS Properties, LLC.** – request for a site plan and architectural review to construct a car wash at 1110 East Riverview Expressway (Parcel ID 341176A).

Carrie Edmondson provided a review of the request. Approval was recommended with the conditions outlined in the staff report.

Mr. Kubisiak asked staff about the exit location for the facility and members Feith and Daven inquired about signage; Carrie Edmondson, Kyle Kearns and the applicant replied. Member Kubisiak also inquired about water laterals to which Mr. Kearns responded.

Motion by Goodreau to approve the request for a site plan and architectural review to construct a car wash at 1110 East Riverview Expressway (Parcel ID 341176A), subject to the following conditions:

- a. Directional signage must be installed to identify one-way and two-way drive aisles.
- b. The accessory building and refuse enclosure shall match the design and colors of the primary building.
- c. A final landscaping plan, meeting all applicable requirements, shall be submitted for review and approval by the Community Development Department.
- d. Cut-off lighting fixtures or equivalent shall be used for the development, and lighting from the development shall not exceed 0.2 foot-candles at neighboring commercial property lines.
- e. Applicable permits through the City shall be obtained.
- f. Community development department shall have the authority to approve minor modifications to the plans.

Second by Austin

Motion carried (6 – 0)

5. **23-000083; City of Wisconsin Rapids** – public hearing and action on a request to permanently zone four recently annexed parcels located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) to B-5 Mixed Use Commercial district.

Mr. Kearns provided a review of the request. Approval was recommended by staff.

Public hearing opened at 4:35 p.m.

Speaking in favor: Bruce King of 1111 20th Place, Wisconsin Rapids

Mr. Kearns indicated that an e-mail was received from Ken and Sara Reeves, 2331 Saratoga Street indicating that they were in favor of the request.

Speaking against: none

Public hearing closed at 4:37 p.m.

Motion by Austin to approve the request to permanently zone four recently annexed parcels located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) to B-5 Mixed Use Commercial district; second by Daven.

Motion carried (6 – 0)

6. **23-000095; City of Wisconsin Rapids** – request for site plan review to establish a dog park at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) and Parcel ID Numbers 3410668 and 3410669.

Kyle Kearns summarized item 23-000095; staff supports the use and recommended approval.

Commissioners inquired about refuse, park maintenance, fencing, budget, asphalt, and curb and gutter to which Mr. Kearns responded. Bruce King asked about park hours and lighting and Kyle Kearns replied.

Motion by Goodreau to approve the request for site plan review to establish a dog park at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) and Parcel ID Numbers 3410668 and 3410669; second by Feith.

Motion carried (6 – 0)

7. Adjourn

Motion by Kubisiak to adjourn; second by Thao.

Meeting adjourned at 4:46 p.m.

Respectfully Submitted by Erika Esser, Secretary