

REPORT OF THE PLANNING COMMISSION

Date of Meeting: March 7, 2022

Report #1

The Planning Commission met at 4:00 p.m. on March 7, 2022 in the City Hall Council Chambers and via remote audioconferencing. Members present included Chairperson Shane Blaser, Ryan Austin, Lee Thao, Ben Goodreau and Susan Feith. Shane Burkart and Eric Daven were absent. Also at the meeting were Carrie Edmondson, Kyle Kearns, and Todd Bloyd. Chris and Amber Neiman attended remotely.

The meeting was called to order at 4:02 p.m.

1. Approval of the reports from the February 7, 2022 Plan Commission meetings.

Motion by Thao to approve the staff reports from the February 7, 2022 Plan Commission meeting; second by Feith.

Motion carried (5 – 0)

2. Vandewalle & Associates – Wisconsin Rapids Recovery & Redevelopment Plan Update

Community Development Director Kearns provided information on the continued status and progress of the Wisconsin Rapids Recovery and Redevelopment Plan and referenced a memo provided by Vandewalle & Associates.

3. **PLAN-22-0078; Central State Landscaping Inc.** – Public hearing and action on a request for a conditional use permit to renovate the building into mixed-use housing at 2934 State Highway 73 North (Parcel ID 3400836).

Associate Planner Carrie Edmondson provided an overview of PLAN-22-0078, recommending approval with the conditions outlined in the staff report.

Public hearing opened at 4:07 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:08 p.m.

Commissioner Feith asked Kyle Kearns about Staff condition number 5, the 1-year review requirement on the conditional use, to which Mr. Kearns responded and confirmed it is in relation to agenda item 4.

Motion by Austin, second by Goodreau to approve PLAN-22-0078, a request for a conditional use permit to renovate the building into mixed-use housing at 2934 State Highway 73 North (Parcel ID 3400836), subject to the following conditions:

1. The floor plan shall include a separate dedicated commercial land use, such as a retail or professional office.
2. Trash containers should be limited to two carts and screened from public view. If a larger refuse storage container is utilized, it shall be separately screened with an opaque fence and be placed within the rear yard.
3. Hours of operation and service deliveries for the commercial component shall occur between 7:00 a.m. and 7:00 p.m.

4. Applicable building permits though the City shall be obtained.
5. Community Development staff shall have the authority to approve minor modifications to the plans.

Motion carried (5 – 0)

4. **PLAN-22-0079; Central State Landscaping Inc.** – Public hearing and action on a request for a conditional use permit to operate a landscaping business at 2934 State Highway 73 North (Parcel ID 3400836).

Carrie Edmondson gave a synopsis of PLAN-22-0079, recommending approval with suggested conditions in the staff report.

Public hearing opened at 4:14 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:14 p.m.

Commissioner Austin asked a question in regards to the business use, to which Todd Bloyd, of Central State Landscaping, responded to Commissioner Austin's question.

Motion by Goodreau, second by Austin, to approve PLAN-22-0079, a request for a conditional use permit to operate a landscaping business at 2934 State Highway 73 North (Parcel ID 3400836, subject to the following conditions:

1. The applicant shall submit a Certified Survey Map to divide the lot into two parcels.
2. A shared driveway or access agreement/easement shall be drafted and recorded for the landscape business use during the creation of the lot.
3. All outdoor storage of vehicles and materials shall be screened from public view.
4. The applicant shall provide a landscape and lighting plan to the Community Development Department for review and approval.
5. The Conditional Use Permit shall be reviewed in one year. Any changes to the use or site may require an amendment of the conditional use permit before or after the one-year review.
6. A driveway and paved parking shall be installed prior to building occupancy.
7. Applicable building permits though the City shall be obtained.
8. Community Development staff shall have the authority to approve minor modifications to the plans.

Motion carried (5 – 0)

5. **PLAN-22-0063; Nieman's Service Inc.** – Public hearing and action on a request for an amendment to Chapter 11, Zoning Code, of the city's Municipal Code, to define Towing Business and place it within zoning districts.

Carrie Edmondson summarized the analysis of the staff report for PLAN-22-0063, recommending that 'towing' be added to the Vehicle Repair Shop definition in the Zoning Code.

Public hearing opened at 4:20 p.m.

Speaking against: none

Speaking in favor: none

Public hearing closed at 4:21 p.m.

Susan Feith inquired about whether the applicant's (Nieman's) current use of the property was grandfathered in, and if there was a requirement for Nieman's to submit their request to the Commission for the change in status for their business needs. Mr. Kearns replied to Ms. Feith's questions, as well as the applicant. Shane Blaser asked the applicant if they had any questions or concerns with regard to where they would be placed within the Zoning Code or any potential restrictions resulting from it, to which Chris and Amber Neiman indicated that they were in support of the way the proposed code was written.

Motion by Blaser to approve the request for an amendment to Chapter 11, Zoning Code, of the City's Municipal Code, to define Towing Business and place it within zoning districts; second by Feith.

Motion carried (5 – 0)

6. Adjourn

Motion by Thao to adjourn; second by Austin.

Motion carried (5 – 0)

Meeting adjourned at 4:27 p.m.

Respectfully Submitted by Erika Esser, Secretary