

## CITY PLAN COMMISSION

Wednesday, July 30, 2014

A meeting of the City Plan Commission was called to order at 7:03 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members Mike Gilson, Dennis Statz, Laurel Brooks, Steve Parent, Ed Ireland, Jeff Norland, and Dan Wiegand were present. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Ireland, seconded by Mr. Parent to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 18, 2014.
4. Public comment on non-agenda items.
5. Consideration of: Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision).
6. Conditional use request from Marina View Apartments to construct a 16-unit multiple-family dwelling, with detached garage buildings, located at 238 Thorn Street (Lot 2 of Marina View Subdivision).  
Presentation  
Public hearing  
Consideration of
7. Consideration of: Landscaping plan and placement of fill material, 1222 Memorial Drive.
8. Adjourn.

Carried.

**Approval of minutes from June 18, 2014:** Moved by Mr. Norland, seconded by Ms. Brooks to approve the minutes from June 18, 2014. Carried.

**Public comment on non-agenda items:** No one spoke during public comment.

**Consideration of: Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision):** Mr. Olejniczak explained that this item was postponed from the last meeting. A variance was needed, but the plans were revised and there was no need for a variance. The water meter room had been relocated. The garages were moved closer together to comply with setbacks. The landscaping plan was revised and the recycling has been moved to the common area. He recommended approval with the following conditions:

1. The lot must be created by recording the plat of Marina View Subdivision or other means.
2. Thorn Street must be dedicated and constructed in accordance with plans approved by the Common Council or the required bond to cover construction costs must be posted.
3. All portions of the stormwater management system for Marina View Subdivision

impacted by the proposed development on Lot 6 must be installed, including off-site improvements.

4. Any exterior lighting needs to use the cutoff fixtures to prevent spillover onto adjoining parcels.
5. Approval of the final grading plan by the City Engineer.

Mr. Olejniczak added that in regard to the final plat, it cannot be recorded until all things are in place.

Ken Lynch, Marina View Apartments, mentioned this 8-unit is not a waterfront unit and stone will not be applied to the building.

Discussion continued. Moved by Mr. Gilson, seconded by Ms. Brooks to approve the conditional use request, subject to staff's five conditions. All ayes. Carried.

**Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 238 Thorn Street (Lot 2 of Marina View Subdivision):**

**Presentation:** Mr. Olejniczak stated that this is a continuation of the Marina View Subdivision. It is the second lot on the north side of the street. He recommended approval, with the following conditions:

1. The lot must be created by recording the plat of Marina View Subdivision or other means.
2. Thorn Street must be dedicated and constructed in accordance with plans approved by the Common Council or the required bond to cover construction costs must be posted.
3. All portions of the stormwater management system for Marina View Subdivision impacted by the proposed development on Lot 4 must be installed, including off-site improvements.
4. Any exterior lighting needs to use the cutoff fixtures to prevent spillover onto adjoining parcels.
5. Approval of a certificate of appropriateness by the Aesthetic Design and Site Plan Review Board.
6. Approval of the grading plan by the City Engineer.

Mr. Lynch stated that the lot is adjacent to Bay Marine's storage building. Tenants will also use the common dumpster area. This 8-unit will not have stone applied since it is not a waterfront parcel.

The drainage plan was discussed. Mr. Olejniczak said that a retention pond was not required. The City Engineer will have final approval of the drainage plan.

**Public hearing:** Chairperson Wiegand opened the public hearing at 7:20 p.m. No one spoke during the hearing. There was no correspondence. The public hearing was declared closed at 7:21 p.m.

**Consideration of:** After discussion, it was moved by Mr. Norland, seconded by Ms. Brooks to approve the conditional use request, subject to staff's recommendations, along with a cedar

hedge to be planted along the north line of the Marina View Apartment property, with planting to continue within 40 feet from the northwest corner of Lot #1.

All ayes. Carried.

**Consideration of: Landscaping plan and placement of fill material, 1222 Memorial Drive:** Mr. Olejniczak stated that along Memorial Drive, between 8<sup>th</sup> Avenue and 15<sup>th</sup> Avenue, there are special zoning restrictions on what can be done between the shore and the road. Any filling along the shoreline needs to be approved by the Plan Commission and Council. John Wiese, owner of 1222 Memorial Drive, submitted a plan to create a walkway from Memorial Drive to the water, with a firepit and low landscape wall. In addition, he plans to place rip-rap along the shore similar to what the adjoining properties have. The plan also shows a small ramp leading to the water. A DNR approval is needed for the rip-rap, which has been applied for. Council has already approved this request.

Commission members discussed the proposal. Moved by Mr. Wiegand, seconded by Mr. Parent to approve the shoreline project, subject to DNR approval. All ayes. Carried, with Mr. Gilson abstaining.

**Adjourn:** Moved by Mr. Statz, seconded by Ms. Brooks to adjourn. Carried. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary