

**MINUTES OF THE PLAN COMMISSION MEETING
MONDAY, JUNE 11, 2007 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, June 11, 2007 at 7:30 P.M. Present were Mayor Dan Hedrington, Dave Cihasky, Dan Varga, Jason Anderson, Mike Tzanakis, Curt Stepanek, Rick Rubenzer and Tom Hubbard. Absent were Alderman Greg Dachel, Peter Drogemuller and Janet Etmund. Also attending were City Planner Jayson Smith; Laurie Marshall, Angie Murphy & Pastor Jim Woldhius representing the Teen Center on Coleman Street; Steve Apfelbacher of Ehlers Associates and Jeff Bunch of TEC Design.

1. **Motion** by Tzankis, second by Hubbard, to approve the minutes of May 7, 2007 Plan Commission meeting. All present voting aye. Motion carried.

2. Pastor Jim Woldhius appeared to present an application (attached) for a Special Use Permit to build a teen center on Parcel #4615 on Coleman Street across from the Chippewa Falls Senior High School. The Commission discussed the application and hours of operation. Pastor Woldhius estimated a year to a year and a half to completion of the proposed project. **Motion** by Anderson, seconded by Tzankis, to recommend the Common Council conduct a public hearing to consider granting a Special Use Permit to Teen Crossing to construct a ranch style teen center on Parcel #4615 to provide recreation, academic support, divorce care counseling and substance abuse therapy for teens ages 13-18 in Chippewa Falls and the surrounding area as per the revised permit application. Said hearing to be scheduled upon receipt of the publication fees from Teen Crossing and proper notification of the surrounding neighborhood. All present voting aye, except Dave Cihasky who abstained. Motion carried.

3. The Plan Commission considered a request (attached) to rezone Parcel #4412 (6.5 acres) from A-1 Agricultural to R-2 Two Family Residential District. The petitioner was ill and could not attend. It was noted that an informal meeting had been held with Plan Commission member Tom Hubbard and Alderman Greg Hoffman representing the neighborhood, Plan Commission member Rick Rubenzer, City Planner Jayson Smith and petitioners Dave Sanders and Dan Rhutasel. Planner Jayson Smith suggested the R-2 zoning might be as dense a zoning as the neighborhood would allow. There was discussion about a future planned unit development. **Motion** by Rubenzer, seconded by Hubbard, that the Common Council conduct a public hearing to consider rezoning Parcel #4412 from A-1 Agricultural to R-2 Two Family Residential. Said hearing to be scheduled after the receipt of the publication fees and the proper notification of the adjacent neighbors. Also, that any future request for a Planned Unit Development with increased housing densities be accompanied with a traffic impact study. All present voting aye. Motion carried.

4. **Motion** by Tzanakis, seconded by Cihasky, to move Item #5 up on the agenda. All present voting aye. Motion carried.

5. Steve Apfelbacher of Ehlers & Associates and City Planner Jayson Smith proposed amending TIF #6 and TIF#4 as shown on the attachments. The Commission discussed the proposed amendments and reviewed the financial payback schedule. After discussion, there was a **motion** by Hubbard, a second by Cihasky, to recommend the Plan Commission schedule a public hearing to consider amending Tax Increment Finance District # 6 as proposed in the attached documents. Said public hearing to be scheduled in conjunction with proper legal notification. All present voting aye. Motion carried. After further discussion, there was a **motion** by Hubbard, and a second by Cihasky, to recommend that the Plan Commission schedule a public hearing to consider amending Tax Increment Finance District #4 as proposed in the

attached documents. Said public hearing to be scheduled in conjunction with proper legal notification. All present voting aye. Motion carried.

6. Planner Jayson Smith presented a proposed amendment (attached) of Tax Increment Finance District #5. After discussion, there was a **motion** by Anderson, and a second by Hubbard, to recommend that the Plan Commission schedule a public hearing to consider amending Tax Increment Finance District #5 as proposed in the attached documents. Said public hearing to be scheduled in conjunction with proper legal notification. All present voting aye. Motion carried.

7. Jeff Bunch of TEC Design appeared to present the Final Plat of Phase I of Willow Creek Subdivision. Director Rubenzer noted that the Engineering Department had just received the Storm Water Management Plan on Monday, June 4, 2007. After discussion, there was a **motion** by Hubbard, and a second by Varga, to recommend the Common Council approve the Final Plat for Phase I of Willow Creek Subdivision subject to the following conditions:

- a) The Storm Water Management Plan has been reviewed and approved and any plat changes mandated by the storm water review have been made.
- b) A review letter stating “no objections” has been received from the State of Wisconsin Department of Administration.
- c) The storm, plat and any other required review fees have been paid.

All present voting aye. Motion carried.

8. City Planner Jayson Smith presented proposed changes to Chapter 17 (Zoning Code) of the City’s Municipal Code (attached) to clarify, steam line and/or create Planned Unit Developments for industrial, commercial, residential and mixed use developments. **Motion** by Rubenzer, seconded by Stepanek, to recommend that the City Council conduct a public hearing to consider amending Chapter 17 of the City municipal Code to allow more flexibility in the Planned Unit Development application and process for commercial, industrial, residential and mixed use development. The attached proposed amendment is to be reviewed by City Attorney Ferg. All present voting aye. Motion carried.

9. **Motion** by Tzanakis, seconded by Varga, to adjourn. All present voting aye. Motion carried. The Plan Commission meeting adjourned at 8:35 P.M.

Richard Rubenzer, Secretary
Plan Commission