

**MINUTES OF THE PLAN COMMISSION MEETING
MONDAY, JUNE 7, 2010 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, June 7, 2010 at 7:30 P.M. Present were Dave Cihasky, Peter Drogemuller, Jeffrey Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jerry Smith, Jane Lardahl, Rick Rubenzer, Tom Hubbard, Mayor Greg Hoffman. Also attending were Barb Harling of 6166 166th Street, Chippewa Falls, Russ Blair, City Inspector Paul Lasiewicz, Duane Lambert of Dewey's Roadhouse, Bob Gust representing A T& T, Alderperson Bill Hicks and Jim Rooney of Westwood Land Company.

1. **Motion** by Hubbard, seconded by Tzanakis, to approve minutes of the May 10, 2010 Plan Commission meeting. All present voting aye. Motion carried.

2. Jim Rooney appeared to request approval of a Town Home Replat (attached) over the existing Willow Creek Condominium Plat (attached) on Lot #25 of Willow Creek Subdivision. Mr. Rooney explained that the replat would assist in financing sales of the lots. Director Rubenzer stated that the Town Home Plat had the same layout as the existing condominium plat and the "use" within the Willow Creek Planned Unit Development would remain the same. Inspector Paul Lasiewicz concurred. **Motion** by Hubbard, seconded the Cihasky, to recommend that the Common Council dissolve the Willow Creek Condominium Association and approve Westwood Land Developers, or their designee, to record a Town Home Plat over the existing condominium plat, contingent upon review and approval of City Attorney Ferg. All present voting aye. Motion carried.

3. Duane Lambert appeared to support the petition to rezone Parcels #3486 and #3487, Lots 5-9 of Block 2, Southside Plat (Dewey's Roadhouse Bar is existing bar at this location) from C-1 Neighborhood Shopping to C-2 General Commercial District. Bill Hicks stated that Mr. Lambert was trying to "extend" his existing bar business to Lots 5-7 and asked that a Conditional Use Permit process in the existing C-1 Neighborhood Shopping District be used instead of the rezoning process. Director Rubenzer stated that the Common Council would conduct the public hearing for the requested rezoning and would approve or reject the request. If the request was denied, Mr. Lambert would have the option to request a Conditional Use Permit process. The Council could decide not to proceed with the rezoning process and public hearing, however, it was noted that with a great majority of rezoning requests, due process is followed and the public hearing is conducted. The Commission noted that all the frontage along the said Block 2 of the Southside Plat was currently zoning C-1 Neighborhood Shopping and that two other bars along Canal Street were zoned C-2 General Commercial and surrounded by R-1B Single Family Residential zoning.

Motion by Tzanakis, seconded by Hubbard, to recommend that the Common Council schedule and conduct a public hearing to consider the zoning request of Dewey's Roadhouse to rezone Parcel #3486 and #3487 (Lots 5-9, Block 2, Southside Plat) from C-1 Neighborhood Shopping to C-2 General Commercial. Said recommendation contingent

upon receipt of the \$300 advertising fee and proper notification of the adjacent property owners. A roll call vote was taken. Voting aye were Cihasky, Drogemuller, Labs, Tzanakis, Varga, Smith, Rubenzer, Hubbard and Hoffman. Voting nay were Stepanek and Lardahl. Motion passed 9-2.

Jim Rooney left the meeting at this point.

4. Mayor Hoffman opened a public hearing to consider C.U.P. Resolution #10-02 to allow A T & T to add three additional cellular antennae (and an equipment cabinet) to the three existing antennae on the City's south side water tower located at #631 Chippewa Street. Barb Harling opposed the project and briefly highlighted the attached information. Bob Gust, representing A T & T, stated that the Plan Commission, by the Telecommunications Act, could not prohibit the antennae citing health reasons. He added that no additional power was being added at the site. Rubenzer stated that in his research, the additional antennae output would not approach the health safety standard. **Motion** by Hubbard, seconded by Varga, to approve Conditional Use Permit Resolution #10-02 granting A T & T to add three additional cellular antennae (and an equipment cabinet) to the three existing antennae on the City's south side water tower located at #631 Chippewa Street. A roll call vote was taken. Voting aye were Cihasky, Drogemuller, Labs, Tzanakis, Varga, Stepanek, Smith, Lardahl, Rubenzer, Hubbard and Hoffman. Voting nay – no one. Motion passed by an 11-0 vote.

5. **Motion** by Hubbard, seconded by Cihasky, to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:25 P.M.

Richard J. Rubenzer, P.E., Secretary
Plan Commission