

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

The Plan Commission met in City Hall for a Special Plan Commission meeting on Monday, August 30, 2010 at 7:30 P.M. Present were Dave Cihasky, Peter Drogemuller, Jeffrey Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jerry Smith, Alderperson Jane Lardahl, Rick Rubenzer, Tom Hubbard and Mayor Greg Hoffman. Also attending were City Planner Jayson Smith, City Inspector Paul Lasiewicz, City Attorney Bob Ferg, Rod Stetzer of the Chippewa Herald and other attendees, as listed on the attached roster.

1. Mayor Greg Hoffman called the Special Plan Commission meeting to order. He opened a public hearing to consider proposed amendment conditions to C.U.P. Resolution #08-05. Mayor Hoffman then outlined procedures for the public hearing. The word for word transcript of the meeting will become part of the meeting minutes, and become part of the permanent record, as soon as it is made available from Court Reporter Stephanie Peil. Brian Nodolf, representing EOG Resources, presented the proposed amendment conditions to C.U.P. Resolution #08-05. Mr. Nodolf stated that the amendments were proposed in response to concerns raised by the Plan Commission, by citizens and the neighborhood concerning dust, noise and, if implemented, the proposed amended conditions would greatly reduce outdoor sand storage. He continued that the proposed amendments would allow EOG Resources to operate more efficiently and would also result in a better environment for the adjacent neighbors and for the City of Chippewa Falls. Plan Commission members voiced concerns and asked questions. Citizens in attendance voiced concerns and asked questions. EOG Resources responded to concerns and questions. Mayor Hoffman closed the public hearing.

The Plan Commission added “paved” to condition l), added “with a solid sealed cover” to the end of condition m) and added “If WisDNR determines that a modification or amendment to existing air pollution permit #08- RAF-226 is necessary due to the proposed C.U.P. amendment conditions and the revised site plan, then WisDNR approval of the said amended air pollution permit becomes a condition of the approval of amended C.U.P. conditions a) through x) above” to the a) condition of the findings of facts. The Plan Commission compared the proposed amendment conditions to the facts that were found June 1, 2009 concerning C.U.P. Resolution #08-05. **Motion** by Cihasky, seconded by Varga, to make a finding of fact, that the answers to the Findings of Fact made on June 1, 2009 remain the same if the words “and amended C.U.P.” are added in all appropriate places to the words application/GDP or C.U.P. or Conditional Use Permit or Development or Proposed Development, with respect to questions one through twenty-seven with the exception of question 14f. Voting aye: Cihasky, Varga, Drogemuller, Labs, Tzanakis, Stepanek, Smith, Lardahl, Rubenzer and Hoffman. Voting nay: No one. Abstaining from the vote was Hubbard. Motion carried.

The Plan Commission discussed item #14f (parking and traffic circulation system) of the June 1, 2009 Findings of Fact. Rubenzer stated that City reconstruction projects had restricted working hours but that businesses located in Industrial Parks had no hour restrictions for trucking. **Motion** by Tzanakis, seconded by Varga, to find , that the

answers to the Findings of Fact made on June 1, 2009 remain the same if the words “and amended C.U.P.” are added in all appropriate places to the words application/GDP or C.U.P. or Conditional Use Permit or Development or Proposed Development for item 14f). Voting aye: Tzanakis, Varga, Cihasky, Drogemuller, Labs, Stepanek, Smith, Lardahl, Rubenzer and Hoffman. Voting nay: No one. Abstaining from the vote was Hubbard. Motion carried.

Following additional discussion, there was a **motion** by Tzanakis and a second by Cihasky, to make a finding of fact that proposed amended conditions a) through x) for C.U.P. Resolution #08-05 are a significant improvement and make things better for the public and the City of Chippewa Falls in contrast to existing C.U.P. Resolution #08-05. Voting aye: Tzanakis, Cihasky, Drogemuller, Labs, Varga, Stepanek, Smith, Lardahl, Rubenzer and Hoffman. Voting nay: No one. Abstaining from the vote was Hubbard. Motion carried.

**Motion** by Varga, seconded by Tzanakis to approve amendment conditions a) through x) for C.U.P. Resolution #08-05 with the following changes: Added “paved” to condition l), added “with a solid sealed cover” to the end of condition m) and added “If WisDNR determines that a modification or amendment to existing air pollution permit #08- RAF-226 is necessary due to the proposed C.U.P. amendment conditions and the revised site plan, then WisDNR approval of the said amended air pollution permit becomes a condition of the approval of amended C.U.P. conditions a) through x) above” to the a) condition of the findings of facts. Voting aye: Varga, Tzanakis, Cihasky, Drogemuller, Labs, Stepanek, Smith, Lardahl, Rubenzer and Hoffman. Voting nay: No one. Abstaining from the vote was Hubbard. Motion carried.

2. **Motion** by Tzankis, seconded by Hubbard to adjourn. All present voting aye. Motion carried. The Special Plan Commission meeting adjourned at 10:02 P.M.

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