

**PLAN COMMISSION MEETING
MONDAY, JUNE 8, 2009 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, June 8, 2009 at 7:30 P.M. Present were Mayor Greg Hoffman, Alderman Jason Anderson, Tom Hubbard, Director Rick Rubenzer, Jeffrey Labs, Dave Cihasky, and Dan Varga. Absent were Mike Tzanakis, Peter Drogemuller and Curt Stepanek. Also attending were City Inspector Paul Lasiewicz, City Planner Jayson Smith, Carol Gehl of #7635 161st St, Patricia Popple of #561 Summit Ave., Mr. & Mrs. Russ Blair of 228 Oak Knoll Dr., Daryl Wojcik of No Mercy Excavating, Eric Rosenquist of 5712 Gables Dr. Eau Claire, Dean Hagstrom and Craig Schultz of Xcel Energy, Tim Blizek and Dennis Brown of Chippewa County Emergency Management, John Davy of #7301 County Highway “N”, Ted Wajek of #13688 86th Ave., Karen Moe of #247 1st Ave., Chris & Jennifer Davis and Gene Krhin of #13624 86th Ave.

1. **Motion** by Hubbard, seconded by Cihasky, to approve the minutes of the May 11, 2009 Plan Commission meeting and the Special Plan Commission meeting of June 1, 2009. All present voting aye. Motion carried.

2. The Commission discussed the Vice-Chairperson of the Plan Commission. **Motion** by Rubenzer, seconded by Cihasky, to nominate Tom Hubbard for the position of Vice – Chairman of the Plan Commission. All present voting aye. Motion carried. **Motion** by Rubenzer, seconded by Anderson, to close nominations and cast a unanimous ballot for Tom Hubbard for Vice-Chairman of the Plan Commission. All present voting aye. Motion carried.

3. Chris Davis appeared to support his petition (attached) to rezone Parcel #4412.7 from A-1 Agricultural to an R-2 Two Family zoning district. He indicated that the intention was to build eight to ten (8-10) two family buildings that would enhance the neighborhood. The Plan Commission examined the surrounding zoning district. After discussion, there was a **motion** by Hoffman and a second by Hubbard to recommend the Common Council conduct a public hearing to consider the request of John Davis, Chris Davis and Karoline Yeager to rezone Parcel #4412.7 from A-1 Agricultural to R-2 Two Family Residential District. Said public hearing to be scheduled after proper notification of adjacent property owners and receipt of the \$175 legal notice fee. All present voting aye. Motion carried.

4. Daryl Wojcik of No Mercy Excavating appeared to request a Conditional Use Permit (attached) to operate a salvage yard on Parcel #4291 located along the west side of Herbert Street, North of Wisconsin street and South of Bryant Street, in an I-3 Heavy Industrial District. Mr. Wojcik proposed a 6 foot high steel siding fence in combination with a 6 foot high chain link fence. He proposed storing scrap iron, crushing concrete, brick block and blacktop, storing trees and chipping trees into mulch. Proposed business hours are 7 A.M. to 9 P.M., Monday through Saturday. The Plan Commission discussed the application. **Motion** by Hubbard, seconded by Varga, to table the request of No Mercy Excavating for a Conditional Use Permit to operate a salvage yard on Parcel #4291 located in an I-3 Heavy Industrial District along the West side of Herbert Street, North of Wisconsin Street and South of Bryant Street, until the following additional information is presented: 1) Fence details and a picture of the proposed steel siding fence, 2) The on-site location of crushing operations, 3) Operation hours for the crushing operation set as 7 A.M. – 5 P.M., Monday through Friday and 8 A.M. to Noon on Saturdays. All present voting aye. Motion carried.

5. Dennis Brown, Emergency Management Director for Chippewa County, appeared to request a Conditional Use Permit (attached) to construct a 143 foot high monopole

communication tower on Chippewa County owned property at #32 East Spruce Street. Conditional Use Permit C.U.P Resolution #08-01 was granted on April 7, 2008 and lapsed and became void on April 8, 2009. Municipal Code 17.47 (12) states “A Conditional Use Permit may be renewed for an additional period of one year by application to and approval of the Plan Commission.” Commissioner Cihasky questioned why the tower could not be located off-site on the City’s existing East Hill Water Tank. Mr. Brown responded that the tower was required to be “hardwired” to the existing communication center at #32 East Spruce Street and that the cost to construct the tower offsite was prohibitive. He continued that the County wished to be a good neighbor and proposed moving the equipment building from the Northeast side of the tower to the Southwest side in consideration of the recently renovated “Garage Salon”. Mr. Brown emphasized that this communication tower was essential for public safety. After additional discussion, there was a **motion** by Hubbard and a second by Varga to renew lapsed Conditional Use Permit Resolution #08-01 for a 143 foot high monopole communications tower located at #32 E. Spruce Street contingent upon City Attorney Ferg’s review of the movement of the proposed 12 foot x 30 foot equipment storage building from the Northeast side of the tower to the Southwest side. If necessary, an additional public hearing and new Conditional Use Permit will be considered after receipt of the \$175 legal notice fee and proper notice to adjacent property owners. All present voting aye. Motion carried.

6. Dean Hagstrom of Xcel Energy appeared to request a Conditional use Permit to erect a 70 foot high communication tower and microwave dish on its Hydro Maintenance Building property located at #2801 Olson Drive, Lot 48 of 5th Riverside Industrial Park across from the Xcel Energy Substation site. The Plan Commission noted that the proposed location is at the East end of Olson Drive with no adjacent residential zones. It was noted that one drawing showed a proposed 65 foot tower height and another as a 70 foot height. After discussion, there was a **motion** by Anderson and a second by Hubbard, to recommend that the Plan Commission conduct a public hearing to consider granting Xcel Energy a Conditional use Permit to construct up to a 70 foot high monopole communications tower and microwave dish on Lot 48, 5th Riverside Industrial Park. Said public hearing to be scheduled after receipt of the \$175 Class II legal notice fee and proper notification of adjacent property owners. All present voting aye. Motion carried.

7. **Motion** by Hubbard, seconded by Varga, to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:43 P.M.

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