

**City of Eau Claire
Plan Commission Minutes
Meeting of March 5, 2018**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Pederson, Seymour, Radabaugh;
Ms. Ebert, Ms. Mitchell

Staff Present: Messrs. Ivory, Noel, Petrie, Genskow

The meeting was chaired by Ms. Ebert.

1. **PRELIMINARY PLAT (P-2-18) – 19th Street Addition**

Mr. Petrie presented a request to approve a preliminary plat for 19th Street Addition, located north of Cameron Street. Proposed are five R-1 single-family lots. An existing home is on Lot 5.

No one spoke in support or opposition.

Mr. Granlund moved to approve the preliminary plat subject to the conditions of the staff report. Seconded by Mr. Seymour and the motion carried.

2. **SITE PLAN (SP-1804) – Azura Two 20-unit Assisted Living Memory Care Facilities
CERTIFIED SUVERY MAP (CSM-1-18) – CSM for Three lots**

Mr. Radabaugh recused himself from the item.

Mr. Petrie presented a request to approve a site plan for two 20-unit assisted living memory care facilities and to approve the CSM for three lots at 4803 Bullis Farm Road. Two one-story buildings would be built and there would be one lot for a future building. Parking would be shared at 32 stalls, which applicant states cover employees, visitors and deliveries. The plan is consistent with the previously approved general development plan, except one lot does not meet the frontage requirement, and needs Commission approval.

Applicant, Matt Lyons with Azura, LLC stated the proposed parking should be sufficient. They typically find one stall for every three residents works for their projects.

Mr. Brenholt moved to approve the site plan and CSM subject to the conditions of the staff report. Seconded by Mr. Pederson and the motion carried.

3. **SITE PLAN (SP-1805) – Hope Gospel Men’s Shelter**

Mr. Petrie presented a request to approve a site plan for Hope Gospel Men’s Shelter at 2650 Mercantile Drive. There is an increase in the overall square footage at 23,740 which includes a larger office and lunchroom and one more bedroom with two beds. These changes are minor and still consistent with the previously approved general development plan. Parking has been met with 57 stalls. Many residents however will not have a vehicle. A non-conforming billboard will be removed. A sidewalk will need to connect the building with the private driveway.

Mr. Genskow stated the frontage road will be connected later when more development occurs. The temporary private driveway will be sufficient for the time being. A development agreement will allow this but will require street improvements when necessary.

Applicant, Daniel Knowlton with Everyday Surveying and Engineering spoke in support.

Mr. Pederson moved to approve site plan subject to the conditions of the staff report. Mr. Radabaugh seconded and the motion carried.

4. **DISCUSSION/DIRECTION**

A. Town of Union – Draft Comprehensive Plan Update

Mr. Ivory presented a comment memo on the Town of Union's Comprehensive Plan update. Their plan would cover 2018 to 2038. The future land use map is consistent with the 2010 intergovernmental agreement with the town and the joint agreement addendum made in 2012 regarding development around Exit 59. The memo will be sent to the Town of Union and the Eau Claire County planning staff who is writing the plan.

Mr. Pederson will share his proposed changes with staff on the plan's annexation language and references to WisDOT.

Ms. Mitchell moved to approve forwarding the comment memo to the Town of Union. Mr. Radabaugh seconded and the motion carried.

B. Conditional Use Permits, Class 2 Notice

Mr. Noel presented a memo on changes to state law regarding conditional use permits. A Class 2 notice is now required and will lengthen the review period to 20 working days instead of 15. Cities and applicants also now must provide "substantial evidence" when considering a conditional use permit. City's code sufficiently covers these concerns and does not need to be amended.

C. Code Compliance Items

Ms. Ebert stated there are semi-trucks using Sheridan Road more often and was concerned about traffic and weight limits on N. Eddy Street Railroad Bridge.

D. Future Agenda Item

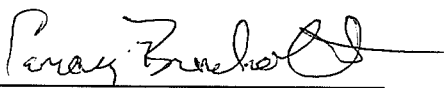
None.

E. Additions or Corrections to Minutes

None.

5. **MINUTES**

The minutes of the meeting of February 19, 2018 were approved.



Craig Brenholt, Secretary