

**City of Eau Claire
Plan Commission Minutes
Meeting of March 19, 2018**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Pederson, Seymour, Larsen, Klinkhammer
Ms. Ebert, Ms. Mitchell

Staff Present: Messrs. Ivory, Petrie, Genskow and Ms. Basom

The meeting was chaired by Ms. Ebert.

1. **FINAL PLAT (P-1-18) – Camden Place**

Mr. Ivory presented a request to approve the final plat for Camden Place. The final plat is consistent with the preliminary plat. The plat creates 28 single-family lots and 39 twin home lots. Three of the lots have existing homes. The development agreement will be a separate item on the Council agenda. The Commission action includes a recommendation to dedicate right-of-way within the Northwest Community Park to provide a connection to Shorewood Heights Parkway.

Applicant, Cody Filipczak with C&M Builders spoke in support of the project.

Julie Neuhaus, 5302 Shorewood Heights Parkway, was concerned about the final plat noting that her home will become a corner lot with the new subdivision.

Barret Neuhaus, 5302 Shorewood Heights Parkway, was concerned about trees being cut down around their home for the new road.

Mr. Brenholt moved to recommend approval of the final plat subject to the conditions of the staff report. Seconded by Mr. Pederson and the motion carried.

2. **SITE PLAN (SP-0830 Amd) – Central Storage and Warehouse Facility**

Mr. Petrie presented a request to approve a site plan for an addition to Central Storage and Warehouse facility located at 2650 Fortune Drive. The site plan shows a 60,255 square foot addition. The addition is for freezer and cooler storage. The applicant notes on the maximum number of employees on site will remain at 12. The landscape plan notes plantings of street trees along both road frontages. Any future additions shall be reviewed by the Plan Commission.

Tom Hubbard with Cedar Falls Building Systems, Inc. spoke in support of the project.

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

3. **EXCESS LAND**

Ms. Basom presented a request to declare property on Galloway Street as excess land. The existing property is two parcels. One parcel is on the northeast corner and the other is on the southeast corner of Galloway Street and Birch Street. The city would retain property for a retention pond and for open space and a possible future trail along the riverfront. A request for proposal (RFP) would occur after the property is declared as excess.

No one spoke to this agenda item.

Ms. Mitchell moved to recommended property as excess land. Mr. Brenholt seconded and the motion carried.

4. **EXCESS LAND**

Ms. Basom presented a request to declare property located at 559 Hastings Way as excess land. This is the site of the Birch Street fire station that will soon be replaced. A driveway shall be removed onto Birch Street. The property is currently zoned P – Public. A request for proposal (RFP) would occur after the fire department moves to their new fire station.

No one spoke to this agenda item.

Mr. Granlund moved to declare property as excess land. Mr. Seymour seconded and the motion carried.

5. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Item

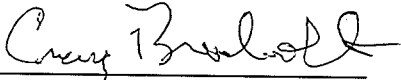
None.

C. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of March 5, 2018 were approved.



Craig Brenholt, Secretary