

**City of Eau Claire
Plan Commission Minutes
Meeting of April 30, 2018**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Brenholt, Pederson, Seymour, Radabaugh, Gragert, Weld
Ms. Ebert

Staff Present: Messrs. Allen, Petrie, Genskow

The meeting was chaired by Ms. Ebert.

1. Welcome and Introduction of new member, Mr. Jeremy Gragert. Ms. Ebert introduced Mr. Gragert to the Plan Commission.

2. **REZONING (Z-1626-18) – TR-1A to R-2**

Mr. Allen presented a request to rezone property from TR-1A to R-2 located at 5514, 5526, 5540 and 5551 Normandale Drive. The applicant owns 5526 Normandale Drive and would like to obtain a building permit for a detached garage. The Comprehensive Plan shows this site as being appropriate for low density residential. The Commission will need to find the proposed zoning is compatible to the existing neighborhood.

Applicant, Dennis Rau, 5526 Normandale Drive noted he would like to obtain a building permit for a detached garage and get permanent zoning.

Mr. Pederson moved to recommend rezoning the property from TR-1A to R-2. Seconded by Mr. Radabaugh and the motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1803) – Pole Sign, Mills Fleet Farm**

Mr. Radabaugh left his seat.

Mr. Petrie presented a request for two conditional use permits for Mills Fleet Farm. One of the requests is to install a pole sign that would exceed 200 square feet in size and the second request is to install a second electronic message center sign on the same parcel. The staff report notes the sign code which the Commission shall review both of the conditional use permits. This request is for a 375 square foot pole sign at a 24-foot setback from the property line.

Applicant, Tom Grovo with Nagle Signs, Inc. noted support of the project and the signs proposed are consistent with what Mills Fleet Farm prefers.

Mr. Pederson moved to approve the conditional use permit subject to the condition noted in the staff report with the addition that message displays not scroll or use any animation. Mr. Brenholt seconded and the motion carried.

- 3.1. Mr. Radabaugh returned to his seat.
Mr. Weld joined the meeting. Ms. Ebert welcomed and introduced him as a new member.

4. **CERTIFIED SURVEY MAP (CSM-2-18) – 202 Mt. Washington Avenue**

Mr. Allen presented a request to approve a Certified Survey Map (CSM) for a four-lot CSM and for right-of-way dedication of a small portion of Mt. Washington Avenue. The CSM dedicates a small rectangle on Mt. Washington Avenue to make the existing right-of-way 50-foot wide which is consistent with the street. The Council will consider this agenda item on May 8th.

Ryan Wait, 4523 Old Wells Road, owner of the lot would like to create a four-lot CSM and clean up the right-of-way for Mt. Washington Avenue.

Mr. Radabaugh moved to recommend approval of the CSM. Mr. Pederson seconded and the motion carried.

5. **SITE PLAN (SP-1802) – 30-unit Apartment**

Mr. Petrie presented a request to approve a site plan for a 30-unit apartment located at 4325 Jeffers Road. The rezoning and general development plan was approved by Council on February 27th. The site plan shows a 30-unit apartment with 14 one-bedroom and 16 two-bedrooms with attached garages and surface parking. The landscape plan notes street trees along the North Crossing and foundation plantings near the building. A concern from the general development plan was the long term maintenance of the private drive and utilities. City staff has been working with the property owner and an agreement for the long term maintenance will need to be filed prior to obtaining a building permit.

Applicant, Sean Bohan with Advanced Engineering Concepts, spoke in support of the project.

Mr. Gragert noted concern about sidewalks for the apartment to Jeffers Road.

Mr. Petrie noted that this development is along a private drive with limited right-of-way.

Mr. Brenholt moved to approve the site plan with the conditions noted in the staff report. Mr. Seymour seconded and the motion carried (7-1, Mr. Gragert voted nay).

6. **SITE PLAN (SP-1809) – Mini-storage**

Mr. Petrie presented a request to approve a site plan for a mini-storage facility located at 4755 London Road. The site plan shows two proposed buildings. The site plan notes that wetlands are existing surrounding the site to the north. The site plan shows site access with a 30-foot wide curb cut with street trees. The lighting shall meet city code along with the wall signs for C-3 zoning district.

Applicant, Sean Bohan with Advanced Engineering Concepts, was in attendance for the project.

Mr. Weld moved to approve the site plan with the condition noted in the staff report. Mr. Radabaugh seconded and the motion carried.

7. **DISCUSSION/DIRECTION**

A. Mill Run Neighborhood – Rezoning

Mr. Petrie presented a memo in regards to the Mill Run neighborhood rezoning, west of Mill Run Road and south of Renee Drive. He noted that eight properties are currently temporary zoned, three properties are zoned R-1 with the rest of the neighborhood zoned R-2. This area was annexed in 1991, but some of the properties never have had permanent zoning. Staff noted three options: rezone eight properties from temporary to R-2, rezone the properties that are temporary and R-1 to R-2, or leave the existing zoning in place.

Mr. Pederson motioned to move the rezoning forward. Seconded by Mr. Granlund and the motion carried.

B. Code Compliance Items

None.

C. Future Agenda Item

The Commission asked staff to prepare recognition of Ms. Mitchell and Mr. Klinkhammer for their years of dedicated service on the Commission, and to invite them to the next meeting.

D. Additions or Corrections to Minutes

None.

8. **MINUTES**

The minutes of the meeting of April 16, 2018 were approved.

A handwritten signature in cursive script, appearing to read "Craig Brenholt", written over a horizontal line.

Craig Brenholt, Secretary