

**City of Eau Claire
Plan Commission Minutes
Meeting of August 6, 2018**

County Courthouse, Eau Claire County

7:00 p.m.

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

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

The meeting was chaired by Mr. Radabaugh.

1. **REHEARING CONDITIONAL USE PERMIT (CZ-1807) – Ground Mount Satellite Dish**

Mr. Petrie noted this agenda item was postponed by the Commission on July 16th meeting. He noted the applicant moved the satellite dish closer to the existing cell tower and conifer screening near the southern property. The parcel is currently zoned C-2 (Community Commercial) with an existing cell tower. The proposal is to locate a 12-foot satellite dish to receive radio programming which will be broadcast on 1050 AM.

Applicant, Martin Jury, 1819 Mitchell Avenue noted the overall height of 13 feet to 14 feet for the proposed satellite dish. Mr. Jury stated he was open to suggestions for the types of conifers to be planted as a landscape buffer to the residential properties.

Jeff Statz, 2506 Colonial Drive, spoke with concerns of selling lots in the neighborhood and thought the proposed satellite dish should be moved closer to the existing cell tower.

Disa Wahlstrand, 3784 Hester Street, spoke about the trees along the east side of the site and thought the prairie green and existing vegetation was buffering from her home.

Mr. Granlund moved to approve the conditional use permit. Seconded by Mr. Seymour and the motion carried.

2. **MASTER SIGN PLAN (MSP-1804) – Atrium Office Building**

Mr. Petrie presented a request for a master sign plan located at 1101 W. Clairemont Avenue for the Atrium office building. In 2012, the Plan Commission denied a sign plan for the property because it was not consistent with the existing signage. The building has two business wall signs and the proposed sign is similar in size to the existing 'Beltone' sign. The applicant has indicated that there no plans for additional signs for the tenants.

Applicant, Frank Snyder with Sign Art Co Inc., spoke in support of the master sign plan.

Mr. Granlund moved to approve the master sign plan. Seconded by Mr. Pederson and the motion carried.

3. **CERTIFIED SURVEY MAP (CSM-3-18) – County Line Road**

Ms. Basom presented a request to accept a 66 foot strip of land from Gateway Industrial Park. The strip of land is located south of County Line Road and west of Jeffers Road. The acceptance would be for public ownership and at present the strip of land serves as a connection to the Town of Union.

No one spoke to this agenda item.

Mr. Pederson moved to recommend approval. Seconded by Mr. Seymour and the motion carried.

4. **DISCUSSION/DIRECTION**

A. Public Hearing Notices

Mr. Allen presented a report regarding changes in state statutes regarding conditional use permits which was noted in the March 5th agenda to the Plan Commission. Staff provided a table that specifies the most common applications reviewed by the Commission and their general public notice requirements, including the neighboring property notification geographic radius, as well as the deadline to complete the review of the applications. In reviewing the City's zoning code, no revisions are needed.

B. Tiny Homes

Mr. Allen noted at the June 18th meeting, the Plan Commission discussed provisions of tiny homes within City code. City code allows any size home to be built with the structure on a permanent foundation, serviced by water and sewer and have a minimum of two off-street parking stalls per unit. The Plan Commission requested additional information on how a Planned Development (PD) could apply to a tiny home development. Where underlying zoning district lot size and setback minimum requirements are limiting factors, the PD process can be desirable to those in the tiny homes market, but limitations remain due to overall density restrictions.

Commissioners held a discussion about tiny homes and agreed that the existing code allows for them to be built in the city and no changes are recommended at this time. It was suggested that additional discussion on residential parking requirements should be considered.

C. Accessory Dwelling Units

Mr. Petrie noted at the June 18th meeting, the Plan Commission discussed provisions regarding to accessory dwelling units. Staff proposed three options to the Commission. Option one was to leave the code unchanged, option two was to allow accessory dwelling units with a conditional use permit, and option three was to remove the accessory dwelling units from the zoning code.

Commissioners held a discussion and the majority recommended Option 1, leaving the code unchanged at this time.

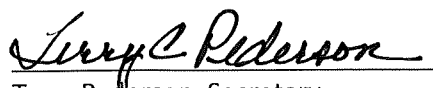
D. Code Compliance Items. None.

E. Future Agenda Items. None.

F. Additions or Corrections to Minutes. Mr. Pederson noted a changed in one recommendation.

5. **MINUTES**

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



Terry Pederson, Secretary