



Plan Commission Minutes
November 19, 2018 at 7:00 p.m.
Eau Claire County Boardroom

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

Staff Present: Messrs. Petrie, Genskow, and Ivory

The meeting was chaired by Mr. Radabaugh.

1. **REZONING (Z-1634-18) – R-1 and R-3 to R-3**

Mr. Petrie presented a request to recommend approval for a rezoning from R-1 and R-3 to R-3 for a property located at 2857 Western Avenue. The property was most recently used as a day care facility. This request is consistent with the comprehensive plan and with surrounding land uses. This item will be on the City Council agenda on November 26th meeting.

No one spoke to this agenda item.

Mr. Weld moved to recommend approval of the rezoning. Seconded by Mr. Pederson and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-1813) – Bed & Breakfast**

Mr. Petrie presented a request to approve the conditional use permit for a bed and breakfast located at 221 Washington Avenue. The bed and breakfast would consist of two two-bedroom and one one-bedroom units. The property is a large historic home having unique character and designated as a local landmark. Five parking stalls and a two-car garage exist on the property.

Applicant, Ed Garlick with Genuine Properties noted that the structure was built in 1891, and is a historic home. The structure is currently occupied and this would be future plans to have as a bed and breakfast.

Mr. Gragert noted the Third Ward Neighborhood Association reviewed and recommended approval of the request.

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

3. **CONDITIONAL USE PERMIT (CZ-1814) – Projecting Sign**
MASTER SIGN PLAN AMENDMENT (MSP-1803) – Pablo Center

Mr. Ivory presented a request to approve a conditional use permit for a projecting sign that changes colors, and to amend the master sign plan for the Pablo Center. The proposed sign would be located on the southeast wall of the building along Graham Avenue. The sign is 36 inches in diameter and would change every two minutes during the evening. The sign will not change colors during the day. This is an amendment to the sign plan for the Pablo Center that was approved by the Plan Commission in July.

Dianne Hughes with Visit Eau Claire noted that the sign will be 17 different colors and that the clearance from the sidewalk will be 10.5 feet.

Mr. Granlund moved to approve the conditional use permit and to amend the sign plan for the Pablo Center. Seconded by Mr. Seymour and the motion carried.

4. **SITE PLAN (SP-1831) – 3170 N. Clairemont Avenue**

Mr. Petrie presented a request to approve a site plan for a restaurant located at 3170 N. Clairemont Avenue. The site plan shows a new Arby's with a drive-thru window and 64 seats. The required parking of 28 stalls is based on the number of seats and square footage of the building and 35 stalls are proposed. The proposed building is 2,713 square feet with part masonry façade with pre-fabricated metal.

Erik Lietz with Oakridge Engineering noted that the landscape plan will be provided to staff along with the drainage calculations at a later date.

Mr. Brenholt moved to approve the site plan with staff recommendations. Seconded by Ms. Obaid and the motion carried.

5. **DISCUSSION/DIRECTION**


A. Code Compliance Items. None.

B. Future Agenda Items. None.

C. Additions or Corrections to Minutes. None.

6. **MINUTES**

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



Terry Pederson, Secretary