



Plan Commission Minutes  
March 4, 2019 at 7:00 p.m.  
Eau Claire County Boardroom

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

Staff Present: Messrs. Allen, Petrie, Ivory, and Solberg

The meeting was chaired by Mr. Radabaugh.

1. **CONDITIONAL USE PERMIT – HOME OCCUPATION (CZ-1902) – 1421 Cameron Street**

Mr. Petrie presented a request for a conditional use permit for a home occupation for a property located at 1421 Cameron Street. The proposed home occupation will be for single chair hair studio services. The hair salon will be Monday through Saturday, around 30 hours a week maximum. The property has a long driveway with a detached garage with enough off-street parking available.

Applicant, Stephanie Stanley, 1421 Cameron Street was in attendance.

Mr. Brenholt moved to approve the conditional use permit for the home occupation. Seconded by Mr. Granlund and motion carried.

2. **SITE PLAN (SP-1904) – 1020 Menomonie Street**

Mr. Petrie presented a request to approve a site plan for Menomonie Street Dental located at 1020 Menomonie Street. The site plan shows minor alterations to the existing building, modification to the existing parking lot and addition of a new parking lot. The office has 30 employees and the remaining parking stalls would be customers and future needs. The site plan shows 94 total parking stalls.

Applicant, Dan Knowlton with Everyday Surveying and Engineering, was in attendance.

Mr. Gragert moved to approve the site plan with the staff conditions and with addition of a pedestrian link to the public sidewalk, and on the northwest corner of the site, a parking space to be removed or striped to allow pedestrian access between the neighboring property to the west. Seconded by Mr. Pederson and motion carried.

3. **SITE PLAN (SP-1905) – 3115 Oak Knoll Drive**

Mr. Petrie presented a request to approve a site plan for Eau Claire Head Start located at 3115 Oak Knoll Drive. The site plan shows removing the existing asphalt and adding approximately a 10,400 square foot building. The site plan shows a one-way access around the perimeter of the building for better safety of the students. A certified survey map has been submitted and administratively approved by staff. The parking requirement is based on the number of employees and customers needs and the applicant finds that 28 parking stalls is adequate with the 22 employees for the facility.

Applicant, Sean Bohan with Advanced Engineering Concepts, noted that the certified survey map was been filed.

Mr. Weld moved to approve the site plan with staff conditions. Seconded by Mr. Seymour and the motion carried.

4. **DISCUSSION/DIRECTION**

A. Landmarks Designation – 618 S. Farwell Street

Mr. Ivory noted that the Landmarks Commission has been contacted by the owner at 618 S. Farwell Street for a local landmark. The first floor is an art gallery with second floor apartments. This application will be on the April meeting for the Landmarks Commission.

Mr. Granlund motioned to move the landmarks designation forward. Ms. Obaid seconded and the motion carried.

B. Zoning Change Consideration – 111 Niagara Street

Mr. Ivory presented a zoning change consideration for 111 Niagara Street within the Historic Randall Park Neighborhood. The property is city owned and was purchased with FEMA fund dollars.

Mr. Brenholt motioned to move this zoning change consideration forward. Mr. Pederson seconded and the motion carried.

C. Regional Housing Task Force Update

Mr. Allen presented an update of the Regional Housing Task Force with the meetings that have occurred and data from the study. He noted the task force concluded refinement of its final draft in December. Staff presented the task force draft recommendations and findings to the Council at the February 25<sup>th</sup> meeting. A follow-up work session was held the next day to present staff's recommended implementation action steps to the Council.

D. Clairemont Avenue Study Area

Mr. Petrie presented a request for Clairemont Avenue reduction in setback along the corridor. Artisan Forge Studios submitted a rezoning request from C-3H to C-3P to allow for the reduction in setbacks. Staff prefers a more comprehensive review of the corridor prior to scheduling the rezoning request. The commission noted to look at the corridor for future agenda for review.

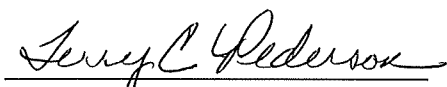
E. Code Compliance Items. None.

F. Future Agenda Items. Mr. Allen noted short term rental will be a future agenda item and noted Wintermission is schedule for this Thursday and Friday.

G. Additions or Corrections to Minutes. None.

5. **MINUTES**

The minutes of the meeting of February 4, 2019 were approved.

  
Terry Pederson, Secretary