



Plan Commission Minutes
March 18, 2019 at 7:00 p.m.
Eau Claire County Boardroom

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

Staff Present: Ms. Ness and Messrs. Allen, and Ivory

The meeting was chaired by Mr. Brenholt.

1. **SITE PLAN (SP-1906) – 4607 Royal Drive**

Mr. Ivory presented a request to approve a site plan for a new dental office located at 4607 Royal Drive. The site plan shows a 4,473 square foot building and parking lot for 39 vehicles. The dental office will have 21 employees and anticipates an average patient load of 18 to 19 persons.

Applicant, Cory Scheidler with Cedar Corporation, was in attendance. Mr. Scheidler discussed drainage for the site and indicated that he would coordinate drainage plans with the City Engineering Department.

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

2. **SITE PLAN (SP-1907) – 807 South Farwell Street**

Mr. Allen presented a request to approve a site plan for the Bolton Refuge House located at 807 South Farwell Street. The site plan shows the addition to the existing building that would include six additional dwelling units. The addition will maintain a 20-foot setback along Farwell Street. With the proposed improvements, 27 parking stalls will be required and 30 stalls will be provided.

Applicant, Travis Schroeder with Ayres Associates, was in attendance and noted that they were requesting to change the pedestrian link originally proposed to extend to Farwell Street to have it extend to Emery Street.

Mr. Pederson moved to approve the site plan with staff conditions and with the change of the pedestrian connection to Emery Street instead of Farwell Street. Seconded by Mr. Seymour and the motion carried.

3. **SITE PLAN (SP-1908) – Chippewa Valley Regional Airport**

Mr. Allen presented a request to approve a site plan for an airport hangar located at the Chippewa Valley Regional Airport. The site plan shows a 120' x 82' hangar located to the west of the intersection of Starr Avenue and Melby Street. The site plan notes the reconfiguration of the parking spaces and the addition of one new parking stall.

Applicant, Nick Brenner with Menards, was in attendance.

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

4. **DISCUSSION/DIRECTION**

A. Code Compliance Items. None.

B. Future Agenda Items and Updates. Mr. Allen noted that the City of Eau Claire was mentioned in an article in the February, 2019 American Planning Association Planning magazine that discussed the importance of music in communities.

C. Additions or Corrections to Minutes. None.

5. **MINUTES**

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

A handwritten signature in cursive script, reading "Terry C. Pederson", written over a horizontal line.

Terry Pederson, Secretary