



Plan Commission Minutes  
May 6, 2019 at 7:00 p.m.  
Eau Claire County Boardroom

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

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

The meeting was chaired by Mr. Brenholt.

1. Mr. Brenholt welcomed and introduced new Plan Commission member Ms. Christopherson.

2. Election of Officers

Mr. Pederson moved to appoint Mr. Larsen as chairperson. Mr. Seymour seconded and the motion carried.

Mr. Seymour moved to appoint Mr. Granlund as vice-chairperson. Mr. Larsen seconded and the motion carried.

Mr. Brenholt moved to appoint Mr. Pederson as secretary. Mr. Larsen seconded and the motion carried.

2.1 The remaining of the meeting was chaired by Mr. Larsen.

3. **REZONING (Z-1645-19) – C-3H to C-3P**

**SITE PLAN (SP-1913) – Commercial Development with final site plan**

Mr. Petrie presented a request to rezone property from C-3H to C-3P and to approve the general development for future commercial development with the final site plan located at 2703 Craig Road. This planned development would allow the setbacks to be reduced from the highway overlay district. The redevelopment is a multiple phased development with the first two phases as hotels and the final phase as a future commercial building. The existing Clarion Hotel and vacant Green Mill restaurant would be demolished and replaced with two 4-story hotels and a future commercial building.

Jamey Bowe with River Valley Architects and Tom Larson with Craig Road Lodging, LLC spoke about the proposed project. Mr. Larson noted that the first phase of development would start in the summer.

Mr. Pederson moved to recommend approval of the rezoning and site plan with the conditions noted in the staff report. Seconded by Mr. Brenholt and motion carried.

4. **FINAL PLAT (P-3-19) – Princeton Ridge**

Mr. Allen presented a request to recommend approval of a final plat for Princeton Ridge to create four commercial lots. This plat is consistent with the preliminary plat and all lots meet the C-3P zoning district standards. The final plat and the developer's agreement will need to be approved prior to issuing a building permit.

Neil Haselwander with Princeton Ridge Properties LLC was in attendance for the meeting.

Mr. Granlund moved to recommend approval of the final plat. Seconded by Mr. Seymour and motion carried.

5. **Land Acquisition – Mead Street**

Ms. Ness presented a request to recommend approval of a land acquisition along Mead Street. The City purchased three parcels for a future park in February. The property owner of the vacant land adjacent to the parcels purchased, reached out to the city about selling. The purchase agreement for the acquisition of the parcel is for \$10,000.

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

6. **DISCUSSION/DIRECTION**

A. 2019 National Planning Conference Summary

Mr. Allen noted he attended the National Planning Conference in San Francisco from April 13-16. He provided a summary of the sessions in which he attended. He stated that handouts and presentations from every session will be available online soon.

Ms. Ness noted that staff is in the process of conducting two online surveys. The first is the parking study for downtown which includes the 3<sup>rd</sup> Ward and Randall Park neighborhood and the other survey is for public transportation.

B. Code Compliance Items. Mr. Brenholt noted the property located at 1911 Emery Street appears to be in disrepair and should be inspected for violations.

C. Future Agenda Items. Mr. Allen noted a discussion about short term rentals is on the work plan for the commission to review at a future date.

D. Additions or Corrections to Minutes. None.

7. **MINUTES**

The minutes of the meeting of April 15, 2019 were approved.



Terry Pederson, Secretary