



Plan Commission Minutes
May 20, 2019 at 7:00 p.m.
Eau Claire County Boardroom

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

Staff Present: Messrs. Allen, Petrie, Ivory, Pippenger, Johnathan and Ms. Ness

The meeting was chaired by Mr. Larsen.

1. Mr. Larsen presented a certification of appreciation for Mr. Weld and Mr. Radabaugh.
2. Mr. Larsen welcomed and introduced new Plan Commission member Dr. Wolfgram.

3. **PUBLIC ZONING (PZ-1902) – Site Plan**

Mr. Ivory presented a request to recommend site plan approval for the Southwest Dog Park, boat launch and other related improvements. The site plan shows a 36-stall parking lot and dog park area fenced in along with a boat launch. The project site is approximately 19 acres in size and within the floodplain. He noted that the City has been working with the DNR on the design and approval of the necessary permits.

Mr. Pippenger, Director of Community Services, noted that the city started the process to identify the new dog park. He noted that the city has applied for two grants for the cost of improvements for the park. This item will be considered by the City Council on May 28th.

Pat Williams, 1519 Rust Street, asked about funding for the dog park at this location and thought that the entrance fees would be used for this new dog park.

Michael Wright, 834 Ferry Street, is concerned about the traffic and the speed of the vehicles, and the boat landing is too low for the average boat.

Mr. Pippenger noted the fees were used for the Sundet Dog Park and this new dog park will be from the general fund.

Mr. Granlund moved to recommend approval of the site plan with the conditions. Seconded by Dr. Wolfgram and motion carried.

4. **CONDITIONAL USE PERMIT (CZ-1905) – Home Occupation – Massage Therapy**

Mr. Petrie presented a request to approve a conditional use permit home occupation for a massage therapy located at 3706 Lever Street. The massage therapy will take approximately 170 square feet within the home and will also serve as the home office. The property is zoned R-1 with three parking spaces within the driveway. The hours of operation will be Wednesday through Friday, alternate Saturdays and Sundays by appointment only.

The applicant, Suzette Murty, 3706 Lever Street, noted that this will only be by appointment and traffic impact would be minimal.

Quin Loshaw, 3732 Lever Street, noted concerns about traffic within the neighborhood and the businesses near Highway 93.

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

5. **ACQUISITION – 710 North Eddy Street**

Mr. Johnathan presented a request for site approval for a home program located at 710 North Eddy Street. The existing home is for sale for \$87,300 and the purchase price would be \$87,300. This property will be used for Housing Authority's Homeownership Program funds and will be sold to an income eligible household.

Mr. Pederson asked about driveway and parking for the property and if the property has an easement with the neighbor.

Mr. Johnathan noted that prior to closing on the property; the current owner is required to obtain the easement.

Mr. Granlund moved to approve the site approval. Seconded by Mr. Pederson and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Code Compliance Items. None.

B. Future Agenda Items. Mr. Allen noted that short term rentals will be on the agenda in June.

C. Additions or Corrections to Minutes. None.

7. **MINUTES**

The minutes of the meeting of May 6, 2019 were approved.


Terry Pederson, Secretary