



Plan Commission Minutes
July 15, 2019 at 7:00 p.m.
Eau Claire County Boardroom

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

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

The meeting was chaired by Mr. Larsen.

1. **Capital Improvement Plan (CIP)**

Mr. Allen presented a request to declare and recommend approval of the 2020-2024 proposed Capital Improvement Plan (CIP) consistent with the Eau Claire Comprehensive Plan. The draft plan was developed by the City Council and City Administration. This CIP is a five-year plan created with careful planning by city staff. He highlighted projects including downtown parking, investments in affordable housing, library improvements, Parks and Recreation improvements and noted some Tax Incremental Districts (TID) projects and redevelopment authority projects.

Judith Moseley, co-chair of the JONAH Affordable Housing Task Force, noted that the affordable housing project would start in 2022, but she noted rather should start sooner in 2020. She noted that the needs for affordable housing options are in the comprehensive plan and one of the biggest needs of the people in the community. She recommended funding be deferred or cut from the Wilson Park foundation/water feature project.

Mr. Seymour moved to recommend approval of the CIP being consistent with the City's Comprehensive Plan. Seconded by Mr. Granlund.

Dr. Wolfram moved to amend the motion to recommend that the Investments in Affordable Housing Project be amended to begin in 2020, instead of 2022. Seconded by Mr. Brenholt and motion carried.

The original motion was moved and the motion carried.

2. **Street Vacation – Cameron Street**

Ms. Ness presented a request to recommend approval for a street vacation of Cameron Street. The City has initiated a request to vacate the above-referenced public right-of-way in conjunction of the proposed future development. The proposed street vacation would not impact any current or future utility and transportation need of the city. This request will be reviewed by the City Council at their July 22nd meeting.

No one spoke to this agenda item.

Mr. Granlund moved to recommend approval. Seconded by Mr. Pederson and motion carried.

3. **Site Plan (SP-1708 Amd #2) – Parking Expansion**

Mr. Petrie presented a request to approve a site plan for a parking expansion for the Brewing Projekt located at 1807 Oxford Avenue. The additional parking is needed for staff and customers. The new 11 stalls will be added with the site plan and will bring the total number of parking stalls to 73. During the 2018 construction, 24 bicycle parking stalls were provided to the site to meet the demand of the bike trail.

Applicants, Matt Appeal with AEC and Will Glass with the Brewing Projekt spoke in support of the project. Mr. Glass noted some of the expanded hard surface would be utilized in winter for snow storage.

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

4. **Master Sign Plan (MSP-1902) – Amendment to the Sign Plan**

Mr. Petrie presented a request to amend the master sign plan for the Oakwood Mall. The former Younkers store has been purchased located at 4850 Golf Road. The applicant is proposing an amendment for HOM Furniture to be allowed for the installation of one additional sign on the same wall that has an entrance. The sign would be for Sleep Express which is a sub brand to the HOM Furniture brand.

Applicant, Rod Johansen with HOM Furniture noted the store would like customers who are shopping for beds to use the entrance under the Sleep Express, making it easier to find what they are looking for.

Mr. Pederson moved to approve the amendment to the sign plan. Seconded by Mr. Seymour and motion carried.

5. **Discussion/Direction**

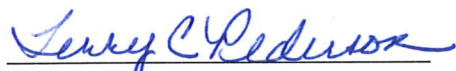
A. Code Compliance Items.

B. Future Agenda Items. Mr. Allen noted the next two meetings in August will be held at the County. In addition, a public open house will be held on Thursday, July 25th at City Hall from 3-8 PM for the public and commission to attend.

C. Additions or Corrections to Minutes. None.

6. **MINUTES**

The minutes of the meeting of July 1, 2019 were approved.



Terry Pederson, Secretary