



Plan Commission Minutes  
May 17, 2021 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

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Members Present: Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram  
Messrs. Granlund, Seymour, Gragert, Brandvold and Erickson

Staff Present: Messrs. Allen, Petrie, Graybehl, and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Granlund call the roll for the meeting. Mr. Seymour, Mr. Brandvold, Mr. Erickson, and Ms. Christopherson were present in the Council Chambers. Ms. Obaid, Dr. Wolfgram, and Mr. Gragert were present virtually online.
3. Mr. Seymour moved to approve the May 3<sup>rd</sup> minutes. Ms. Christopherson seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.
5. Postponed from May 3, 2021 meeting  
Site Plan (SP-2015 Amd) – 1566 Ball Street  
Mr. Petrie presented a rezoning request for a property located at 2611 Preston Road from TR-1A to R-2P and to adopt the general development plan with site plan for two duplexes and a single-family home. He presented a preliminary site plan showing two new duplexes and existing single-family home to remain on the property. This property was annexed into the City of Eau Claire in December of 2020. This agenda item will be on the Council agenda for the May 10<sup>th</sup> meeting.  
  
Dave Eisenhuth, 2611 Preston Road, spoke about the proposed development and noted existing land uses within the neighborhood.  
  
Mr. Seymour moved to approval the site plan with conditions. Ms. Christopherson seconded and the motion carried.
6. Rezoning (Z-1692-21) – R-1A & R-1 to R-1P  
Site Plan (SP-2116) – Saving Grace Lutheran Church  
Mr. Petrie presented a conditional use permit located at 510 South Farwell Street for Christ Episcopal Church Cathedral. The proposed columbarium will be located within the courtyard area facing South Farwell Street. A columbarium is a structure with niches for funeral urns to be stored. The site plan shows two 30-niche and one 27-niche with a bench sitting area.  
  
Fr. Benjamin Thomas with Christ Episcopal Church Cathedral spoke regarding the proposed land use and explained how the funeral would be received inside. At the end of the service the ashes would be stored outdoors and a short service of burial.  
  
Mr. Seymour moved to approve the conditional use permit. Ms. Christopherson seconded and the motion carried.
7. Conditional Use Permit (CZ-2109) – Single-family Home  
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Fr. Benjamin Thomas with Christ Episcopal Church Cathedral spoke regarding the proposed land use and explained how the funeral would be received inside. At the end of the service the ashes would be stored outdoors and a short service of burial.

Mr. Seymour moved to approve the conditional use permit. Ms. Christopherson seconded and the motion carried.

8. Discussion of Light Manufacturing and Production within C-3. Mr. Graybehl presented an update about light manufacturing and production within C-3 zoning district. He noted the timeline and history to this point about the land use changes. The Commission held a discussion about the changes necessary and to proceed with ordinance language prior to scheduling the public hearings.
9. Future Agenda Items and Announcements.

Mr. Granlund adjourned the meeting at 8:21 p.m.



Zina Obaid, Secretary