



Plan Commission Minutes
November 1, 2021 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Commission Members Present: Christopherson, Gragert, Granlund, Obaid, Seymour, Erickson, Helgeson, Brandvold, and Wolfgram

Staff Members Present: Allen, Graybehl, Petrie, and Wittwer

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Seymour, Brandvold, Gragert, Erickson, Helgeson, Christopherson, and Wolfgram were present in the Council Chambers. Commissioner Obaid was present virtually online.
3. Commissioner Christopherson moved to approve the October 18th minutes. Commissioner Helgeson 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. Rezoning (Z-1702-21) – TR-1A to P-Public
Public Zoning (PZ-2104) – Eau Claire County Highway Facility
Site Plan (SP-2135) – 5005 & 5009 US Hwy 53
Mr. Petrie presented a request for the recommendation of approval of rezoning property from TR-1A to P-Public and approve a site plan for the Eau Claire County Highway Facility at 5005 & 5009 US Highway 53.

Jon Johnson with Eau Claire County addressed questions from the Plan Commission. The County has a long-range plan to address public trails in the area but not with this project. He addressed the stated need for paving instead of gravel in the staff report indicating they'd be willing to replace it with grass and paving. Mr. Johnson stated there will be no mixing on site but there maybe some materials stored on site. He added the site will use best management practices to manage potential off-site pollution as required by the Department of Natural Resources. The site will provide a variety of energy sources including on-site solar and geothermal. Matt Theisen, facility manager, also explained the site intends to make use of solar heating tubes.

Commissioner Seymour moved approval with staff recommendations and conditions.
Commissioner Gragert seconded and the motion carried.

6. Final Plat (P-11-21) – Vine Street Addition
Mr. Petrie presented a request to recommend approval of a final plat located at W. Vine Street.

Paul Holzinger with Holzinger Homes expressed their support for the project.

Commissioner Wolfgram moved approval with staff recommendations and conditions.
Commissioner Helgeson seconded and the motion carried.

7. Discussion – Light Manufacturing and Production Ordinance Update – Mr. Graybehl presented an update of standards and next steps. Comments centered on issues and concerns presented by the Commission in previous discussions, including conflicting uses impacting air quality, noise, dust, odor, operating hours; use definitions; traffic; screening; compatible design; Cannery District zoning; lessons learned from mixed-use and adaptive reuse at Banbury Place; and other zoning standards.

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8. Discussion – Approve 2022 Plan Commission schedule – Mr. Allen noted the proposed 2022 Plan Commission schedule. The Commission chose to cancel the December 20, 2021 and January 17, 2022 meetings.
9. Future Agenda Items and Announcements – Mr. Allen noted the next meeting is scheduled for November 15, 2021.
10. The meeting adjourned at 8:46 p.m.



Zina Obaid, Secretary