



Commission Members Present: Granlund, Wolfgram, Obaid, Christopherson, Erickson, Davis, Helgeson, Johnson

Commission Members Absent: Brandvold

Staff Members Present: Allen, Petrie, Baumgartner, Ness, Tietz

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called roll for the meeting. Commissioners Granlund, Wolfgram, Obaid, Christopherson, Davis, Helgeson, Erickson, and Johnson were present.
3. Open public comment period for items not on the agenda noted as public hearings. None.

#### Consent Agenda

4. Approval of January 17, 2022 minutes.
5. A. & B. Final Plats P-2-23 & P-3-23  
Commissioner Christopherson moved to approve the consent agenda and seconded by Commissioner Wolfgram and the motion carried unanimously.

#### Regular Agenda

6. Public Hearing – For Recommendation to City Council – Rezoning (Z-1721-23) I-1P to C-3P  
Baumgartner presented a request for recommendation of approval on a rezoning from I-1P to C-3P and adopt the general development plan for a storage facility located on W. Hamilton Ave. and Sky Park Blvd. This land was purchased by the applicant and is within the Sky Park Industrial Park. A final site plan will be approved later. This agenda item will be on the Council agenda on March 13<sup>th</sup> meeting.

Sam Gartmann with Real Land Surveying spoke about the development and agreed to the conditions noted in the staff report.

Motion by Commissioner Helgeson to recommend the rezoning and general development plan with staff conditions, seconded by Commissioner Christopherson and the motion carried unanimously. (Davis abstained)

7. Public Discussion - Site Plan (SP-2303)  
Chairperson Granlund abstained from this agenda item.  
Vice-Chairperson Wolfgram introduced the agenda item.  
Baumgartner presented a request for the approval of a site plan for a warehouse facility at 3413 Truax Court. The proposed warehouse is approximately 30,000 square feet in size with outdoor storage area. This outdoor storage area will need to be agreed to by the Plan Commission. The employee count is approximately 8-16 employees with 38 stalls proposed for the facility. An access agreement is required between the two property lines.

Glen McHugh, property owner, spoke about the proposed building and project.

Bill Johnson, developer of the proposed building, noted that the outdoor storage area will be used for a variety of HVAC, electrical supply, and piping for the tenant, Dakota Supply Group (DSG). He noted that DSG is a wholesale warehouse supply company.

Mark Erickson with Everyday Surveying and Engineering referenced some conditions as noted by staff, and he clarified that the bicycle parking is shown on the proposed site plan.

Motion by Commissioner Helgeson to approve the site plan with staff conditions. Seconded by Commissioner Christopherson and the motion was carried unanimously. (Granlund abstained)

8. Public Discussion - Site Plan (SP-0236 Amd)

Chairperson Granlund returned to his seat.

Petrie presented a request for the approval of a site plan for a building addition and parking lot expansion for the Oakwood Hills Animal Hospital located at 4616 Commerce Valley Road. In his presentation, Petrie noted that this was technically the modification and execution of an expansion that was planned in 2002.

Matt Appel, applicant representative from Advanced Engineering Concepts (AEC), commented on the project, noted that it was pretty straight forward from his perspective as a site engineer due to it being an expansion into greenspace.

Motion by Commissioner Christopherson to approve the site plan. Seconded by Commissioner Helgeson and the motion was carried unanimously. (Davis abstained)

9-12. Public Discussion - Site Plan (SP-2304 through SP-2307)

Petrie presented a request for final site plans SP-2304 through SP-2307 located west of Kane Road and south of the North Crossing. He commented on how the first two phases were proceeding before going the specifics on phase III of each site plan in turn.

Commissioner Christopherson asked about the project being outside of the transit system and noted that there might be paratransit requests. Deputy City Engineer Ness came forward, noting that the typical paratransit agreement that Eau Claire has with developers goes through the Transit Commission to provide services to their development. Ness further stated that she did not know the specifics, but stated that the transit manager can provide more information.

Jeff Seward, applicant representative with Advanced Engineering Concepts (AEC), came forward commenting on the specific building makeup of each lot, and provided clarification on how the stormwater the various parts of the phase will be interacting with the new wet pond and the existing one.

Motion by Commissioner Helgeson to approve site plan SP-2304. Seconded by Commissioner Wolfgram and the motion was carried unanimously.

Motion by Commissioner Helgeson to approve site plan SP-2305. Seconded by Commissioner Wolfgram and the motion was carried unanimously.

Motion by Commissioner Helgeson to approve site plan SP-2306. Seconded by Commissioner Wolfgram and the motion was carried unanimously.

Motion by Commissioner Helgeson to approve site plan SP-2307. Seconded by Commissioner Wolfgram and the motion was carried unanimously.

13. Future Agenda Items and Announcements

Allen announced that the next meeting will be on Monday, March 20<sup>th</sup>. He noted that the regional housing study will have two open houses next week, March 15<sup>th</sup> 3-5 p.m. at the library and March 16<sup>th</sup> 6-8 p.m. at the Fish House in Altoona.

14. Adjournment

The meeting adjourned at 8:05p.m.

  
\_\_\_\_\_  
Zina Obaid, Secretary