

**PLAN COMMISSION MEETING
MONDAY, NOVEMBER 12, 2007 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, November 12, 2007 at 7:30 P.M. Present were Mayor Dan Hedrington, Dave Cihasky, Dan Varga, Mike Tzanakis, Peter Drogemuller, Rick Rubenzer and Tom Hubbard. Absent were Jason Anderson, Alderman Greg Dachel, Curt Stepanek and Janet Etmund. Also attending were City Inspector Paul Lasiewicz, Michael Court, Ralph Halvorson, John Panzer, Pam Parker of AT & T, Fred Boetcher of AT & T, Jim Pevan Jr. and Reid Dachenbach.

1. **Motion** by Hubbard, seconded by Varga, to approve the minutes of the October 8, 2007 Plan Commission meeting. All present voting aye. Motion carried.

2. Pam Parker and Fred Boetcher appeared to support AT & T's petition to renew expired C.U.P Resolution #91-04 for an existing maintenance building on AT & T owned property located adjacent to vacated Henry Street. The Plan Commission discussed requested changes and it was noted that an access easement to the building was still a concern and a detail to be worked out by AT & T. **Motion** by Cihasky, seconded by Varga, to recommend that the Plan Commission conduct a public hearing to consider re-issuing a Conditional Use Permit to AT & T for a maintenance building on AT & T property adjacent to vacated Henry Street between Pine Ridge Avenue and Summit Avenue. Said hearing to be scheduled upon receipt of the \$175 publication fee and proper notification of adjacent property owners.

3. Ralph Halvorson appeared to support he and his wife's petition to annex Lots 13 & 14, Block 2, Pine Acre Addition in the Town of Eagle Point. In addition, to request an R-1B Single Family Residential zoning. The Commission discussed how Lots 13 & 14 would be served with City water and sewer services. **Motion** by Cihasky, seconded by Varga, to recommend that the City annex Lots 13 & 14 of Block 2, Pine Acre Addition in the Town of Eagle Point and the Common Council affix a zoning of R-1B Single Family Residential to the two lots. In addition, that an easement be recorded on Lot 12 of Block 12 of Korger Heights Addition to provide water and sanitary sewer access. All present voting aye. Motion carried.

4. The petition for a Special Use Permit at #910 Bridgewater Avenue for the operation of a restaurant and bar was withdrawn. No action taken.

5. The petition for a Special Use Permit @ #910 Bridgewater Avenue for a chiropractic office was withdrawn. No action taken.

6. Director of Public Works Rick Rubenzer presented the attached summary of a traffic study conducted in the neighborhood near the YMCA. As can be seen by the summary, traffic volumes were quite small and speeds less than the speed limit in most cases. The YMCA constructed thirty (30) parking stalls when they added on the Child Care addition in 2004 meeting the requirement established by the Plan Commission in C.U.P Resolution #04-01. Jim Pevan Jr. and Reid Dachenbach expressed perceived

safety concerns from the neighborhood for excessive speeds and large numbers of on street parking of YMCA Staff or patrons of the YMCA Child Care Center. Mr. Pevan noted a vision triangle obstruction at Prentice and Goldsmith Streets and inquired about placement of a stop sign(s) at this intersection. Both gentlemen stated that, at present, the number of vehicles parked along Goldsmith, Prentice and Miller Streets had subsided due to the YMCA Staff and patrons parking on-site. No action taken.

7. **Motion** by Hubbard, seconded by Tzanakis, to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:12 P.M.

Richard J. Rubenzer, Secretary
Plan Commission