

**MINUTES OF THE PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 8, 2009 – 7:30 P.M.**

The Plan Commission met in City Hall on Tuesday, September 8, 2009 at 7:30 P.M. Present were Mayor Greg Hoffman, Dave Cihasky, Dan Varga, Jeffrey Labs, Alderman Jason Anderson, Mike Tzanakis, Peter Drogemuller, Curt Stepanek and Rick Rubenzer. Absent was Tom Hubbard. Also attending were Tim Blizek, Dennis Brown, City Planner Jayson Smith and Karen Moe of #247 First Avenue.

1. **Motion** by Tzanakis, seconded by Cihasky, to approve the minutes of the August 10, 2009 Plan Commission meeting. All present voting aye. Motion carried.

2. Dennis Brown and Tim Blizek appeared to request a Conditional Use Permit (attached) to construct a 140 foot high monopole communications tower located next to the Sheriff's Department building at #32 E. Spruce Street. The Plan Commissioners questioned Mr. Brown as to why this alternative had not been presented at the time of the initial C.U.P. request in March 2008 and public hearing on April 8, 2008. Mr. Blizek responded that at the time, Verizon was funding the tower and required a separate 30 foot x 12 foot enclosure compound which would not fit near the Sheriff's Office. Mr. Brown and Mr. Blizek emphasized the need for this communications tower and 140 foot height stating that public safety could be jeopardized if a tower option was not completed soon. Commissioner Stepanek suggested not allowing Chippewa County to allow space on the proposed tower for additional cellular vendors because it would be a competition for existing water towers. Mr. Brown stated that the proposed tower would stand alone and existing communication equipment and back-up generators would be utilized. Commissioner Rubenzer stated that a detailed to scale site plan and tower detail plan was necessary. After discussion, there was a **motion** by Hoffman and a second by Anderson that the Plan Commission conduct a public hearing to consider a Conditional Use Permit to allow Chippewa County to construct a 140 foot high monopole communication tower near the Sheriff's Department at #32 E. Spruce Street. Said hearing to be scheduled contingent upon the following: 1) Receipt of the \$175 legal advertising fee, 2) Proper notification of adjacent property owners, 3) Submission and approval of detailed and to scale site plan and tower specifics, 4) No additional building or generators be allowed without resubmitting such a request to the Plan Commission for determination. All present voting aye. Motion carried.

Dennis Brown and Tim Blizek left the meeting at this point.

3. Utility Manager Rick Rubenzer presented the attached petition for a Conditional Use Permit for the Chippewa Falls Water utility to construct a Water Treatment Plant at #575 Tilton Road in the West Well Field. Rubenzer stated that this is a good use for a well field and that the plant would be removing iron and manganese minerals from the source water of Wells #2 and #3. After discussion, there was a **motion** by Anderson and a second by Varga, that the Plan Commission conduct a public hearing to consider granting a Conditional Use Permit to the Chippewa Falls Water Utility to construct and operate a Water Treatment Facility at #575 Tilton Road in the City's West

Well Field. The public hearing to be scheduled upon receipt of the required \$175 publication fee and proper notification of the adjacent property owners. All present voting aye. Motion carried.

4. **Motion** by Drogemuller, seconded by Varga to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:07 P.M.

Richard J. Rubenzer, P.E., Secretary
Plan Commission