

**MINUTES OF THE PLAN COMMISSION MEETING
MONDAY, FEBRUARY 8, 2010 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, February 8, 2010 at 7:30 P.M. Present were Jeffrey Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jane Lardahl, Rick Rubenzer and Tom Hubbard. Absent were Mayor Greg Hoffman, Dave Cihasky, Peter Drogemuller and Jerry Smith.

1. **Motion** by Varga, seconded by Tzanakis, to approve the minutes of the January 11, 2010 Plan Commission meeting. All present voting aye. Motion carried.

2. The Plan Commission reviewed the attached recreation of Chapter 22 of the Municipal Code (Flood Plain Ordinance). Director Rubenzer noted that the Plan Commission had recommended the repeal and recreation in November 2009 and that WisDNR and FEMA comments had been incorporated into the attached version. He also noted that one (1) Eagle Point resident had objected to Flood Panel 0559E. March 2, 2010 is the day mandated by FEMA that the updated Flood Plain Ordinance and panels be adopted by. **Motion** by Tzanakis, seconded by Varga, that the Common Council approve repealed and recreated Chapter 22 (Flood Plain Ordinance and Panels) after conducting a public hearing on the same on February 16, 2010. All present voting aye. Motion carried.

3. Sandy Schley-Zelm appeared to request a Conditional Use Permit (Petition attached) to operate Helping Hands Child Care Center on parcel #1974 located at #822 First Avenue. Director Rubenzer noted that the existing building on the parcel had once been used as a “Head Start” and then as a child care facility dating back to the 90’s. The parcel is zoned R-3A Multi Family. In response to Commission Stepanek’s inquiry, Rubenzer stated he had received no objections to a child care operation at this location. The Plan Commission reviewed the attached DRAFT C.U.P. Ms Schley-Zelm stated that she was not requesting an illuminated sign (#7 of Draft CUP). After additional discussion, there was a **motion** by Tzanakis and a second by Labs, that the Plan Commission conduct a public hearing to consider the application of Sandy Schley-Zelm to conduct Helping Hands Child Care in the existing building located at #822 First Avenue. Said public hearing to be scheduled contingent upon, 1) Receipt of \$300 advertising fee, 2) Proper notification of adjacent property owners and 3) Submission of a revised site plan showing the proposed business sign location. All present voting aye. Motion carried.

Motion by Varga, seconded by Tzanakis, to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 7:43 P.M.

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