

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 9, 2011 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, May 9, 2011 at 7:30 P.M. Present were Dave Cihasky, Jeffrey Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Alderperson Brian Flynn, , Secretary Rick Rubenzer, Vice-Chairman Tom Hubbard and Chairman Mayor Greg Hoffman. Absent were Jerry Smith and Peter Drogemuller. Also attending were City Inspector Paul Lasiewicz, City Planner Jayson Smith, City of Chippewa Falls Police Chief Wendy Stelter, Alderperson Jane Lardahl, Peter Pohl of 803 Veronica Street, CF, Patricia Poppo of #561 Summit Avenue, CF, Town of Eagle Point Chairman Mike Sedlacek of 13893 190th St., CF, Pastors Michael and Trisha Houle of 1420 West Willow St., CF, Karen Moe of 247 First Avenue, CF, Nancy Chisholm of 316 West Spruce, St. CF, Court Reporter Maridee Olson of 303 Main Street, Eau Claire, City Attorney Robert Ferg, EOG's Wisconsin Representative Tim Stauffer and Attorneys John Robert Behling and Anders Helquist of 3624 Oakwood Hills representing EOG Resources and Dave Bokard representing EOG Resources.

1. **Motion** by Hubbard, seconded by Tzanakis, to approve the minutes of the April 11, 2011 Plan Commission meeting. All present voting aye. **Motion carried.**
2. **Motion** by Flynn, seconded by Hubbard, to approve the minutes of the May 2, 2011 Special Plan Commission meeting. All present voting aye. **Motion carried.**
3. Pastors Michael and Trisha Houle appeared to support the Valley Vineyard Church's Petition for a Conditional Use Permit to operate a non-denominational Christian church in the existing building located at #910 Bridgewater Avenue on Parcel #4767. Mr. Houle stated that painting and outdoor landscaping had begun and that Valley Vineyard intended to be a blessing for the neighborhood. Mayor Hoffman opened a public hearing to consider Conditional Use Permit CUP Resolution #11-02. No one spoke for or against the permit. Mayor Hoffman closed the public hearing. **Motion** by Hubbard, seconded by Cihasky, to approve C.U.P. Resolution #11-02 (attached) granting a Conditional Use Permit to allow Valley Vineyard Church operate a non-denominational Christian church in the existing building located at #910 Bridgewater Avenue on Parcel #4767. Mayor Hoffman took a roll call vote. Voting Aye were Hubbard, Cihasky, Labs, Tzanakis, Varga, Stepanek, Flynn, Rubenzer, and Hoffman. No one voted no. **Motion carried by a 9-0 vote.** Michael and Trisha Houle left the meeting at this point.
4. Attorney John Robert Behling appeared to introduce EOG Resources petition to amend CUP Resolution #08-05 and to support CUP resolution #11-03 to revise the rail load out building. Tim Stauffer then addressed the four concerns heard at the April 11, 2011 Plan Commission meeting with a detailed explanation for each of the four concerns. Plan Commission members asked about process equipment and how the process was different than the previously approved process. Mayor Greg Hoffman outlined procedures for the public hearing. The word for word transcript of the meeting will become part of the meeting minutes, and become

part of the permanent record, as soon as it is made available from Court Reporter Maridee Olson. Mayor Hoffman then opened a public hearing to consider proposed amendment conditions to C.U.P. Resolution #08-05 which is CUP resolution #11-03(attached). Patricia Popple of #561 Summit Avenue read the attachment to the Plan Commission. Rubenzer responded to item#1 that as was Cleary stated in notices published in the Chippewa Herald on April 23, April 30, and May 2, CUP permit #11-03 including attachments was available in the City Engineers Office on the first day of publication. Mayor Hoffman closed the public hearing. The Plan Commission then found facts as listed on the attachment. Following the Findings of Fact, Rubenzer proposed changing 56' to 60' and 99' to 93' in amendment condition "a" and inserting "fugitive dust and" prior to fugitive sand emissions in amendment condition "d" of CUP resolution #11-03. **Motion** by Tzanakis, seconded by Flynn, to approve C.U.P. Resolution #11-03 (attached) granting an amendment to CUP Resolution #08-05 to EOG Resources to revise the rail load out building. Mayor Hoffman took a roll call vote. Voting Aye were Tzanakis, Flynn, Cihasky, Labs, Varga, Stepanek, Rubenzer, and Hoffman. Hubbard recused himself from the vote. **Motion carried by an 8-0 vote with one abstention.**

5. City Planner Smith presented the attached schedule and order of events to amend Tax Increment Districts(TIDs) 9, 10, and 11 and sharing with Blighted TID 4 and Distressed TID 5. He gave a "state of the TIDS" presentation which disclosed TID balances and values and examined the pros and cons of the proposal. **Motion** by Hubbard, seconded by Varga, to schedule a public hearing on Monday, June 13, 2011 to consider amending City of Chippewa Falls Tax Increment Districts(TIDs) 9, 10, and 11 and sharing with Blighted TID 4 and Distressed TID 5. All present voting aye **Motion carried.**
6. **Motion** by Cihasky, seconded by, Hubbard to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:35 P.M.

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