

**City of Two Rivers  
Plan Commission**

**Monday, May 14, 2018  
5:30 PM  
City Hall Council Chambers**

**Minutes**

1. Call to Order

Chairman Buckley called the meeting to order at 5:38 PM.

2. Roll Call

Attendee Name	Title	Status	Arrived
David England	Commissioner	Present	
Kay Koach	Plan Commission	Present	
Greg Buckley	Chairman	Present	
Rick Inman	Commissioner	Present	
Connie Loden	Commissioner	Present	
Jayne Rulseh	Commissioner	Present	
Jim McDonald	Commissioner	Present	

Also Present: Shana Donaher, Justin Krysheski, Sue Matzynski, Jim Pautz, Tom Schermerhorn, Andrew Simon, Steve Wegner and Vicky Berg, Recording Secretary

3. Action Items

- A. Review request for a Conditional Use Permit to operate "Dirty Paws", a commercial kennel in the I-1 Industrial District at 1612 - 12th Street, submitted by Shanna Donaher (business owner) and Scandia Marine (property owner)

All operations shall be conducted indoors and there shall be no overnight boarding. Maximum 20-25 dogs for daycare. Estimated grooming 6-8 dogs per day. Any expansion of area and/or services would require Plan Commission and City Council approval.

Motion to recommend approval subject to the conditions listed on the draft permit and forward to Council for public hearing. Upon a roll call vote, motion carried.

<b>RESULT:</b>	<b>RECOMMENDED APPROVAL [UNANIMOUS]</b>	<b>Next: 5/21/2018 6:00 PM</b>
<b>MOVER:</b>	David England, Commissioner	
<b>SECONDER:</b>	Connie Loden, Commissioner	
<b>AYES:</b>	England, Koach, Buckley, Inman, Loden, Rulseh, McDonald	

- B. Review Site, Architectural, Landscaping and Lighting Plans for a 8, 255 square foot church and canopy addition to St. John's School at 3607 - 45th Street, submitted by St. John's Ev. Lutheran Church and School (property owner)

Motion to approve subject to any requirements of the City Engineer and the Fire Chief. Upon a roll call vote, motion carried.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Connie Loden, Commissioner  
**SECONDER:** Jim McDonald, Commissioner  
**AYES:** England, Koach, Buckley, Inman, Loden, Rulseh, McDonald

- C. Consider request for a Conditional Use in the R-1 Single Family Residence District to establish Sandy Bay Highlands Phase 2 as a Conservation Subdivision, submitted by the City of Two Rivers (property owner)

The Community Development Authority has endorsed the Phase 1 covenants be applied to Phase 2. Revisions to the covenants may include one minimum dwelling size instead of two and provisions for 2-family dwellings may be included. A request to change the zoning from R-1 to R-2, if approved, would allow for construction of 2-family dwellings, under certain design criteria, for the parcels at the intersection of Lake Breeze Way and Orchard Drive. The covenants and the change in zoning shall be included on the June agenda.

Motion to recommend approval and forward to Council for public hearing. Upon a roll call vote, motion carried.

**RESULT:** RECOMMENDED APPROVAL [UNANIMOUS] **Next: 5/21/2018 6:00 PM**  
**MOVER:** Rick Inman, Commissioner  
**SECONDER:** Jim McDonald, Commissioner  
**AYES:** England, Koach, Buckley, Inman, Loden, Rulseh, McDonald

Chairman Buckley surveyed the Commission for a special meeting on Tuesday, May 29th at 5:30 PM to review addition plans for WG&R and direct staff to prepare a project plan for TID 12 for the redevelopment of the former Suettinger Hardware property.

#### 4. Adjournment

- A. At 6:15 PM, motion to adjourn.

**RESULT:** APPROVED VOICE VOTE [UNANIMOUS]  
**MOVER:** David England, Commissioner  
**SECONDER:** Jim McDonald, Commissioner  
**AYES:** England, Koach, Buckley, Inman, Loden, Rulseh, McDonald

Vicky Berg, Recording Secretary