

**City of Two Rivers
Plan Commission**

**Monday, August 12, 2019
5:30 PM
City Hall Council Chambers**

Minutes

1. Call to Order

Chairman Buckley called the meeting to order at 5:36 PM.

2. Roll Call

Attendee Name	Title	Status	Arrived
Greg Buckley	Chairman	Present	
David England	Commissioner	Present	
Rick Inman	Commissioner	Present	
Kay Koach	Commissioner	Absent	
Connie Loden	Commissioner	Late	5:40 PM
Jim McDonald	Commissioner	Present	
Eric Pangburn	Commissioner	Present	

Also Present: John Schwarz Jr. and Recording Secretary Vicky Berg.

3. Action Items

- A. Request for Conditional Use Permit to operate an Indoor and Outdoor Recreational Facility in the I-1 Industrial District at 1206 - 25 Street, submitted by John Schwarz Jr., d/b/a Scare USA (business owner) and John Schwarz Sr., Schwarz Marine Co. (property owner)

Discussion included the change in classification to an indoor and outdoor recreation facility because this request includes expanding operations from seasonal to all year. Expanded operations would include increasing the area of the indoor exhibit, an outdoor midway and two outdoor pallet mazes.

Paul Becker, Riverside Foods, contacted the City and voiced no objections to the proposed land use.

A neighbor contacted the City, and spoke on behalf of a few neighbors, requesting the hours of operation be limited from Sunday - Thursday and that the pallet mazes be removed when not in use because they will be visible neighboring residential properties.

After discussion, agreement was reached to limit hours of operation from 9AM - 10PM, Sunday - Thursday and allow no more than six (6) floating days per calendar year where Sunday - Thursday operations may extend beyond 10PM. Said floating days shall be submitted in writing to the Zoning Administrator for approval prior to scheduling any event.

Further, the outdoor display and exhibit areas are located in the floodplain. It was agreed the owner shall work with the Zoning Administrator to obtain compliance with the

floodplain ordinance for all outdoor displays and exhibits.

Portable outdoor toilets may be not permanent and shall be used only for large events and removed after each event. Midway tents and displays to be dismantled when not in use. Ticket trailer (similar to utility trailer) may remain.

The Plan Commission was asked to comment on the lawn parking areas as it relates to Ordinance 10-1-14(k) wherein parking surfaces shall be concrete, asphalt, crushed stone, gravel or other suitable material approved by the Zoning Administrator and maintained in a dust-free condition.

The Commission comments were favorable for the parking stalls to be located on the lawn as shown on the submitted plan.

Motion to recommend approval and forward to Council for public hearing with the conditions noted on the draft permit with revisions and/or additions as follows:

- Hours of operation: 9AM - 10PM, Sunday - Thursday; 9AM - 1AM Friday - Saturday. No more than six (6) floating days per calendar year shall be allowed where operations on may be extended beyond 10PM, Sunday - Thursday. Said floating days shall be submitted in writing to the Zoning Administrator for approval.
- Outdoor portable toilets may not be permanent. Outdoor portable toilets may be used for large events and shall be removed after each event.
- Parking stalls, outdoor displays and exhibits shall be located as shown on the approved plan.
- Outdoor displays and exhibits (midway and pallet mazes). Said displays and exhibits shall conform with the floodplain ordinance. Permittee shall work with the Zoning Administrator to maintain compliance with the floodplain ordinance.

Upon a roll call vote, motion carried.

RESULT: RECOMMENDED APPROVAL [UNANIMOUS] **Next: 8/19/2019 6:00 PM**
MOVER: Jim McDonald, Commissioner
SECONDER: Eric Pangburn, Commissioner
AYES: Buckley, England, Inman, Loden, McDonald, Pangburn
ABSENT: Koach

B. Comprehensive review of Conditional Land Uses in the Conservancy, Industrial, Business and Residential Districts

The list of Conditional Uses in the C-1 and C-2 Conservancy Districts were discussed. It was noted the majority of City parkland is zoned C-1 and Woodland Dunes Nature Center is zoned C- 2.

Staff shall create a preamble which describes the purpose of each district.

Recommended revisions are as follows:

Uses eliminated and may be included in the preamble: Land management; preservation of fauna and flora; preservation of natural and scientific areas; preservation of scenic and historic areas; soil and water conservation; and river bank and shoreland protection

Permitted Uses in the C-1 and C-2 shall include: Drainage, water measurement, water control facilities and pond building; educational facilities; farmer's market, see Section 10-1-(d) for additional locations (C-1 only); hiking and cross country ski trails including construction and maintenance of trails and bridges; nature center; public parks, park buildings, utilities and public parking; special events authorized by the City Council; wild crop harvesting (C-2 only); wildlife management; and wildlife preserve.

Conditional Uses in the C-1 and C-2 shall include: Small wind energy systems and commercial wind energy systems; and free-standing solar gardens

Prohibited Uses: Uses which involve dumping and filling, removing sand, mineral, soil or peat; and other use that disturbs the natural fauna, flora, watercourse, water regimen or topography. In addition, no structure is permitted except those housing essential services accessory to the principal or conditional use.

The review of the Conservancy District land uses was completed as part of a comprehensive review of land uses as part of the City's efforts to recodify the Municipal Code. Therefore, a public hearing will be held at a later date.

Motion to recommend the above described changes to the C-1 and C-2 Conservancy Districts.

RESULT:	APPROVED WITH VOICE VOTE [UNANIMOUS]
MOVER:	David England, Commissioner
SECONDER:	Connie Loden, Commissioner
AYES:	Buckley, England, Inman, Loden, McDonald, Pangburn
ABSENT:	Koach

4. Adjournment

A. Motion to adjourn at 6:56 PM.

RESULT:	APPROVED VOICE VOTE [UNANIMOUS]
MOVER:	Connie Loden, Commissioner
SECONDER:	Eric Pangburn, Commissioner
AYES:	Buckley, England, Inman, Loden, McDonald, Pangburn
ABSENT:	Koach



 Vicky Berg, Recording Secretary