

**City of Two Rivers  
Plan Commission**

**Monday, October 14, 2019  
5:30 PM  
City Hall Council Chambers**

**Minutes**

1. Call to Order

Chairman Buckley called the meeting to order at 5:30 PM.

2. Roll Call

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

Also Present: Ken Swade, City Planner Elizabeth Runge and Recording Secretary Vicky Berg.

3. Public Hearing

- A. Public hearing for Amendment No. 1 to the Project Plan for TID No. 8 which is proposed to support a building expansion for Riverside Foods, public infrastructure improvements and clearance and remediation of the former gas station site at 2023 Washington Street

Chairman Buckley summarized the projects and expenditures included in proposed Amendment No. 1 for TID No. 8.

Chairman Buckley opened the public hearing. During the first call Ken Swade voiced his support for the amendment. Seeing no one else, Chairman Buckley closed the first call. Seeing no one wishing to comment during the second and third calls, Chairman Buckley closed the public hearing.

**RESULT: NO VOTE**

4. Action Items

- A. Resolution adopting Amendment No. 1 to the Project Plan for TID No. 8

Discussion included assistance for private lead water lateral replacement. Chairman Buckley noted, based on discussion with legal counsel, lead water lateral replacement may be an eligible project cost provided the Council considers a policy statement related to the hazards of lead water laterals. However, private lead water replacement assistance would not be available in Amendment No. 1 because it is not included in the Project Plan.

There were no revisions recommended by the Commission. Revisions from the Attorney reviewing the Project Plan are included in the Project Plan provided for the meeting.

Motion to adopt the resolution for Amendment No. 1 to the Project Plan for TID No. 8 and forward to Council.

**RESULT:**     **APPROVED WITH ROLL CALL VOTE [UNANIMOUS]**  
**MOVER:**       David England, Commissioner  
**SECONDER:**   Jim McDonald, Commissioner  
**AYES:**         Buckley, England, Inman, Koach, McDonald, Pangburn  
**ABSENT:**       Loden

**B. Review Draft Ordinance to Repeal and Recreate the Permitted and Conditional Land Uses in the Conservancy Districts**

Discussion included adding arboretum as a permitted use in the C-1 and C-2 Districts; and eliminating the word "essential" in the paragraph entitled "Prohibited Uses" in both Districts.

Motion to recommend approval with the revisions described above and forward to Council for public hearing. Upon a roll call vote, motion carried.

**RESULT:**     **RECOMMENDED APPROVAL [UNANIMOUS]**       **Next: 10/21/2019 6:00 PM**  
**MOVER:**       Eric Pangburn, Commissioner  
**SECONDER:**   Jim McDonald, Commissioner  
**AYES:**         Buckley, England, Inman, Koach, McDonald, Pangburn  
**ABSENT:**       Loden

**C. Consider ordinance to amend the location of driveways for single and double family residences**

This amendment has been prepared in response to citizen concerns related to the installation of driveways/parking areas in the front yard of residences, specifically those located in front of the habitable area of the dwelling, not an attached garage.

This ordinance may be reviewed in the future related to conflicts with the ordinance regulating driveway approaches, setbacks and size.

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

**RESULT:**     **RECOMMENDED APPROVAL [5 TO 1]**       **Next: 10/21/2019 6:00 PM**  
**MOVER:**       Jim McDonald, Commissioner  
**SECONDER:**   Eric Pangburn, Commissioner  
**AYES:**         Buckley, Inman, Koach, McDonald, Pangburn  
**NAYS:**         England  
**ABSENT:**       Loden

**D. Discussion related to the keeping of honey bees in the City**

Discussion included whether to allow honey bee keeping in the City, and if so, under what conditions. Permitting, annual renewal of permits, notification to adjacent property owners, setbacks, signage, inspection, proper care, enforcement, penalty and revocation of permits were discussed.

It was determined proper placement for honey bee keeping would be included in "The Keeping of Animals" section of the Municipal Code.

It was noted should staff be directed to prepare a draft ordinance, that does not guarantee an approval recommendation by the Commission.

Motion to direct staff to prepare a draft ordinance for further discussion at the November meeting. Upon a voice vote, motion carried.

<b>RESULT:</b>	<b>REFERRED [5 TO 1]</b>	<b>Next: 11/11/2019 5:30 PM</b>
<b>MOVER:</b>	David England, Commissioner	
<b>SECONDER:</b>	Eric Pangburn, Commissioner	
<b>AYES:</b>	Buckley, England, Koach, McDonald, Pangburn	
<b>NAYS:</b>	Inman	
<b>ABSENT:</b>	Loden	

E. Continue Comprehensive Review of Conditional Uses in the Industrial, Business and Residential Zoning Districts

Motion to table. Upon a voice vote, motion carried.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 11/11/2019 5:30 PM</b>
<b>MOVER:</b>	David England, Commissioner	
<b>SECONDER:</b>	Eric Pangburn, Commissioner	
<b>AYES:</b>	Buckley, England, Inman, Koach, McDonald, Pangburn	
<b>ABSENT:</b>	Loden	

5. Adjournment

A. Motion to adjourn at 6:50 PM.

<b>RESULT:</b>	<b>APPROVED VOICE VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Eric Pangburn, Commissioner
<b>SECONDER:</b>	Jim McDonald, Commissioner
<b>AYES:</b>	Buckley, England, Inman, Koach, McDonald, Pangburn
<b>ABSENT:</b>	Loden