

**PLAN COMMISSION
AGENDA COMMENTARY
December 9, 2019**

1. Call to Order
2. Roll Call
3. Action Items

- A. Annual review related to the operation of "Scare USA", an indoor and outdoor recreational facility, located at 1206 - 25th Street in accord with Conditional Use Permit 2019-02

Staff Report - Reports from the Police, Fire and Inspections Departments confirm no incidents were reported in 2019 prior to the annual review.

Recommendation to continue operation with next review in December 2019.

- B. Consider request for an Electronic Changing Message (ECM) sign for The Family Pantry, a gas station/convenience store, at 3337 Mishicot Road submitted by Patrick Mlinas, RLO Sign, Inc. (sign contractor)

Staff Report - The property is zoned B-1 Business District.

There is an existing ECM ground sign in the southwest corner of the property which shall be removed. The concrete pylons shall remain.

The proposed ECM sign shall be placed on the existing concrete pylons. The proposed sign is taller than the existing sign; provides more clearance from grade than the existing sign; and the ECM component consists of fuel prices only.

The Sign Code allows for an ECM sign provided the following findings can be made by the Commission:

- The sign regulations applicable to the district would allow a static message sign of identical size and placement as the proposed ECM sign.
- Proximity of the ECM sign to nearby traffic signals would not adversely affect public safety by distracting or confusing motorists.
- Visibility of the ECM sign from nearby residential properties would not create a nuisance for nearby residents.
- That "changing" does not mean flashing of the message.
- That the intensity of the ECM lights shall not create a nuisance.

The Sign Code would allow a static sign of identical size and placement as shown on the submitted plan. The information provided allows for the sign to be dimmed daily at dusk.

Plan Commission discretion.

- C. Review Certified Survey Map in the NW 1/4 o the NE1/4 of Section 2, Town 19 North, Range 24 East, located in the 2700 block of 18th Street, to accommodate the sale of a portion of City-owned property to Ironwood Plastics, Inc., submitted by the City of Two Rivers and Ironwood Plastics, (property owners)

Staff Report - Ironwood Plastics owns existing Lot 1 which includes a manufacturing facility. Lot 2 is city-owned vacant land which abuts Lot 1 to the west, north and east. Ironwood Plastics intends to purchase portions of Lot 2 abutting their property to the west and north; and combine the said property to Lot 1 as shown on the CSM.

The Certified Survey Map may be approved as submitted.

- D. Review revised draft ordinance related to the keeping of honey bees in the city

Staff Report - Review the revised draft ordinance requested by the Commission at the November meeting. Revisions included changing the application fee, decreasing the setback from the property line and providing for Plan Commission approval of all applications and renewals.

The Commission may recommend further revisions and direct staff to finalize the ordinance for review at the January meeting; recommend revisions and forward to Council for public hearing; or make no revisions and forward to Council for public hearing.

- E. Review draft ordinance to repeal and recreate the permitted and conditional land uses in the I-1 and I-2 Industrial Districts

Staff Report - Review the draft ordinance prepared from the Commission's recommendations from the November meeting.

Revisions included the following:

- Eliminating mental health outpatient facility, motel and hotel, recreational vehicle court, restaurant and museums because these land uses are not typical in an industrial district; and revising the agricultural and farming land uses to only list the prohibited uses.
- Changing agriculture and farming from a conditional use to a permitted use in the I-2 District.
- Change manufacturing from a conditional use to a permitted use in the I-1 District.
- Add recycling of scrap and waste materials with outdoor storage as a conditional use in the I-2 Industrial District.
- Eliminate truck terminals and related service facilities from the I-1 District.
- Add municipal facilities as a permitted use in the I-1 and I-2 Districts.

The Commission may recommend approval and forward to Council for public hearing.

- F. Review Draft No. 1 of the Proposed Project Plan for Amendment No. 2 to TID No. 8 to assist with additional public infrastructure investment and business redevelopment within one-half mile of the boundaries of TID No. 8

Staff Report - Review Draft No. 1 of the Proposed Project Plan for Amendment No. 2 to TID No. 8.

The Commission has scheduled the public hearing for January 13, 2020.

- G. Review Draft No. 1 of the Proposed Project Plan and Boundaries of TID No. 13 to support redevelopment of private properties and improvements to public infrastructure in the northern downtown business district

Staff Report - Review Draft No. 1 of the Proposed Project Plan to create TID No. 13.

The Commission has scheduled the public hearing for January 13, 2020.

- H. Continue comprehensive review of conditional uses in the Business and Residential Zoning Districts

Staff Report - The Commission has completed their review of the Conditional Uses in the Conservancy and Industrial Districts.

Recommendation to table to the February 2020 meeting to allow staff additional time to review and prepare for the discussion of the business and residential districts.

4. Adjournment

Please note, upon reasonable notice, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Office of the City Manager by calling 793-5532.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.