

**City of Two Rivers  
Plan Commission**

**Monday, July 12, 2021  
5:30 PM  
City Hall Council Chambers**

**Minutes**

1. Call to Order

Chairman Buckley called the meeting to order at 5:33 PM.

2. Roll Call

Attendee Name	Title	Status	Arrived
Greg Buckley	Chairman	Present	
Rick Inman	Commissioner	Late	5:38 PM
Kay Koach	Commissioner	Present	
Kristin Lee	Commissioner	Present	
Jim McDonald	Commissioner	Present	
Eric Pangburn	Commissioner	Present	
Adam Wachowski	Commissioner	Present	

Also Present: Councilmember Mark Bittner, Jeremy Endries Arik Hansen, Carol Hansen, Lawrence Hansen, Greg Moreau, Stephanie Mueller, John Pare, City Planner Elizabeth Runge and Recording Secretary Vicky Berg.

3. Public Hearings

A. Public Hearing for Amendment No. 2 to TID No. 10 to support rehabilitation of the former Paragon property

Chairman Buckley opened the public hearing. Chairman Buckley opened and closed three calls for anyone wishing to address the Commission. No one addressed the Commission during the first call. Mr. Bittner addressed the Commission during the second call. No one addressed the Commission during the third call.

Discussion included the funding assistance in the amendment would be available to a future developer should the current purchase agreement expire.

Motion to adopt the resolution and forward to Council.

<b>RESULT:</b>	<b>APPROVED WITH ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Adam Wachowski, Commissioner
<b>SECONDER:</b>	Jim McDonald, Commissioner
<b>AYES:</b>	Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

B. Public hearing for the Project Plan and Boundaries for TID No. 15 to support redevelopment of the former Hansen the Florist property

Chairman Buckley opened the public hearing. Chairman Buckley opened and closed three calls for anyone wishing to address the Commission. Mr. Bittner addressed the Commission during the first call. No one addressed the Commission during the second call. Mr. Bittner and Mr. Pare addressed the Commission during the third call.

Discussion included the current new housing shortage, pedestrian and vehicle safety at the congested Tannery Road/Forest Avenue intersection, adjacent wetland area, storm water management and disbursement of funds should the project be constructed in phases.

Motion to adopt the resolution and forward to Council.

<b>RESULT:</b>	<b>APPROVED WITH ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Kay Koach, Commissioner
<b>SECONDER:</b>	Eric Pangburn, Commissioner
<b>AYES:</b>	Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski

#### 4. Action Item

- A. Consider request for a Conditional Use Permit to operate a Commercial Kennel in the B-2 Business District at 3310 - 45th Street, submitted by Stephanie Mueller d/b/a Lucky Paws Pet Boutique (owner)

Discussion included fencing and screening from adjacent properties and streets and potential future development. Also, services are provided to other animals in addition to dogs.

At this time, there is no need for a privacy fence.

However, the City would like to reserve the right to require privacy fencing based on future development in the area or on a complaint driven basis. Also, the fence should be maintained in good condition.

Motion to include the above described provisions for fencing as conditions of the permit, recommend approval and forward to Council for public hearing. Upon a unanimous roll call vote, motion carried.

<b>RESULT:</b>	<b>RECOMMENDED APPROVAL [UNANIMOUS]</b>	<b>Next: 7/19/2021 6:00 PM</b>
<b>MOVER:</b>	Adam Wachowski, Commissioner	
<b>SECONDER:</b>	Jim McDonald, Commissioner	
<b>AYES:</b>	Buckley, Inman, Koach, Lee, McDonald, Pangburn, Wachowski	

#### 5. Adjournment

- A. Motion to adjourn at 6:43 PM.

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