



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • MONDAY JULY 12, 2021

Regular Meeting

City Hall Council Chambers

5:45 PM

I. Call to Order

Mayor Woellner called the meeting to order at 5:45 P.M.

Attendee Name	Title	Status	Arrived
Ryan Schwartzman		Excused	
Ralph Sturm		Present	
Melissa Schroeder		Present	
Robert Reimann		Present	
Derek Woellner	Mayor	Present	
Steve Hass	Aldersperson - Second District	Present	
Kyle Gulke		Present	

Other attendees included: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, John Maas, Manuel Rolon, Ashley Boyd, Jan Lemmer, Zach Ziesmer, Ryan Idstein, Sharon Idstein and City Clerk Bill Heideman. Merrill Productions was present to videotape the meeting.

II. Minutes of previous meeting(s):

1. Minutes of May 4, 2021 meeting

The minutes were in the meeting packet.

Motion (Schroeder/Reimann) to approve.

RESULT:	APPROVED
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III. Agenda items for consideration:

1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps

Building Inspector/Zoning Administrator Pagel reported that he has approved two maps since the last meeting. One was on a street right-of-way and the other was on a parcel (between Alexander Street and Eugene Street) that is being considered for rezoning later in the meeting.

IV. Recess:

At 5:47 P.M., Mayor Woellner announced a recess until 6:00 P.M., the scheduled time for the public hearings to begin. At 6:00 P.M., Mayor Woellner called the meeting back to order.

V. Public Hearings:

City Attorney Hayden read the Public Hearing Notice for all four hearings.

1. Rezoning request (Rural Development to R-4 Residential) for parcel between Alexander Street and Eugene Street, north of Heldt Street.

Motion (Hass/Schroeder) to open the first public hearing. Carried.

John Maas spoke in favor of the rezoning request.

Motion (Hass/Schroeder) to close the first public hearing. Carried.

Motion (Hass/Sturm) to approve the rezoning request.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 7/13/2021 6:00 PM
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2. Conditional Use Permit application from Pine Crest Nursing Home, 2100 East Sixth Street, to keep chickens at 2100 East Sixth Street.

Motion (Hass/Gulke) to open the second public hearing. Carried.

Zach Ziesmer spoke in favor of the application. A Conditional Use Permit is required in this case because Pine Crest Nursing Home is zoned public.

Motion (Schroeder/Sturm) to close the second public hearing. Carried.

Motion (Hass/Gulke) to approve the Conditional Use Permit application.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 7/13/2021 5:00 PM
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3. Planned Unit Development application from the City of Merrill for apartment development west of Eugene Street.

Motion (Hass/Reimann) to open the third public hearing. Carried.

Public Works Director/City Engineer Akey provided information on the project related to the application.

Speaking on behalf of his son, who resides at 2005 Webster Street, Dave Sukow stated that his son has no objections to the project or the application.

Motion (Hass/Schroeder) to close the third public hearing. Carried.

Motion (Sturm/Reimann) to approve the Planned Unit Development application.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 7/13/2021 6:00 PM
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4. Rezoning request (Public to Business) from Christian Men's Dicipleship [sic] Inc., 100 N. Polk Street, to rezone 100 N. Polk Street.

Motion (Hass/Schroeder) to open the fourth public hearing. Carried.

Manuel Rolon spoke in favor of the application and answered questions.

Motion (Schroeder/Reimann) to close the fourth public hearing. Carried.

Motion (Schroeder/Hass) to approve the rezoning request, subject to the following stipulations:

1. The property shall not be used for any residential purpose.
2. A development plan for the property shall be submitted to the City Building Inspector/Zoning Administrator within six months.

RESULT:

APPROVED & SENT TO COUNCIL

Next: 7/13/2021 6:00 PM

VI. Public Comment Period

Mayor Woellner issued a reminder that the four recommendations resulting from the four hearings will receive final consideration by the Common Council at their meeting on July 13th.

VII. Establish date, time and location of next meeting

The next meeting will be at the call of the Chairperson.

VIII. Adjournment

Motion (Hass/Schroeder) to adjourn. Carried. Adjourned at 6:27 P.M.