CITY OF MERRILL

CITY PLAN COMMISSION

AGENDA ● TUESDAY JULY 7, 2020

Regular Meeting | **City Hall Council Chambers** | **5:45 PM**

I. Call to Order

II. Minutes of previous meeting(s):

1. Minutes of June 2, 2020 meeting

III. Agenda items for consideration:

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

IV. Public Hearing (will begin at 6:00 P.M.):

1. Rezoning request from Jesse Dengel to rezone, from Residential to Industrial, a parcel on Poplar Street (north of East Ninth Street).

V. Public Comment Period

VI. Establish date, time and location of next meeting

VII. Adjournment

CITY OF MERRILL

CITY PLAN COMMISSION

MINUTES ● TUESDAY JUNE 2, 2020

Regular Meeting | **City Hall Council Chambers** | **6:00 PM**

I. Call to Order

Mayor Woellner called the meeting to order at 6:00 P.M.

Attendee Name	Title	Status	Arrived
Ralph Sturm		Present	
Melissa Schroeder		Absent	
Ken Maule		Present	
Robert Reimann		Present	
Derek Woellner	Mayor	Present	
Steve Hass	Alderperson - Second District	Present	
Kyle Gulke		Present	

Others in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Alderman Steve Sabatke, Alderman Mark Weix, Kelly Zagrzebski, Cody Hoffman, Richard Ryan, Judy Ryan, Tom Grones, Tyler Splindler, Ryan Schwartzman and City Clerk Bill Heideman. A representative from Merrill Productions was present to videotape the meeting.

II. Public Hearings:

1. Application from Cody Hoffman for a Conditional Use Permit for an auto repair shop and used car dealership at 209 N. Pine St.

Information was in the meeting packet.

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

Building Inspector/Zoning Administrator Pagel reported that City ordinances prohibit auto repair shops and/or used car lots in an area zoned residential. However, applications for Conditional Use Permits can be submitted to the City Plan Commission for consideration.

Richard Ryan spoke against the application. He lives across the street and has concerns with noise as well as potential damage to vehicles.

Ryan Schwartzman spoke against the application, citing concerns with traffic congestion.

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

Building Inspector/Zoning Administrator Pagel reported that he had received several phone calls from neighbors expressing their concerns with the application. He added his opinion that approval would set a dangerous precedence and that these types of businesses do not belong in a residential area.

Motion (Hass/Schroeder) to disapprove. Motion to disapprove carried.

Attachment: 2020-06-02 City Plan Commission Minutes (5090 : Minutes of June 2, 2020 meeting)

The application and recommendation to disapprove will be considered by resolution at the June 9th, 2020 Common Council meeting.

2. Application from Wisconsin Public Service for a Conditional Use Permit for construction of a telecommunications tower at 3200 E. Main St.

Information was in the meeting packet.

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

Representing Wisconsin Public Service, Kelly Zagrzebksi provided details on the application and answered questions. She stated that, at this time, Wisconsin Public Service is not planning on leasing space on the tower.

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

Motion (Hass/Gulke) to approve, with the condition that Common Council approval is necessary prior to Wisconsin Public Service entering into a lease agreement with any third party for space on the tower.

3. Application from the City of Merrill for a Planned Unit Development at the former Fox Point site (1905 E. 14th St.) for an apartment development.

Information was in the meeting packet.

Hass/Schroder to open the public hearing. Carried.

Ryan Schwartzman spoke in favor of the planned unit development.

Alderman Sabatke reported that the local snowmobile club is willing to work with the City to redirect the snowmobile trail in the area of the proposed development.

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

Building Inspector/Zoning Administrator Pagel reported that the applications complies with all setback and parking requirements.

Motion (Hass/Schroeder) to approve.

RESULT:	**APPROVED & SENT TO COUNCIL**	**Next: 6/9/2020 6:00 PM**

III. Minutes of previous meeting(s):

1. Minutes of Febuary 4, 2020 meeting

The minutes were in the meeting packet.

Motion (Hass/Schroeder) to approve.

Attachment: 2020-06-02 City Plan Commission Minutes (5090 : Minutes of June 2, 2020 meeting)

RESULT:	APPROVED

IV. Other agenda items:

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

Building Inspector/Zoning Administrator Pagel had nothing to report at this time.

V. Establish date, time and location of next meeting

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

VI. Public Comment Period

None.

VII. Adjournment

Motion (Hass/Reimann) to adjourn. Carried. Adjourned at 6:19 P.M.

Attachment: 2020-06-02 City Plan Commission Minutes (5090 : Minutes of June 2, 2020 meeting)

CITY OF MERRILL

1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Tuesday, July 7, 2020**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1.) Jesse Dengel, requesting to Rezone a parcel per M.M.C. Sec. 113-430 on Poplar Street north of 9th Street from Residential to Industrial within the City of Merrill. Legally Described as Pin# 251-3106-121-0205.

Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 536-4880.

Dated: June 11, 2020

CITY OF MERRILL, WISCONSIN

By: _____
William N. Heideman
City Clerk

Attachment: Public Hearing Notice and Info - Jesse Dengel Rezoning (5092 : Rezoning request from Jesse Dengel)

APPLICATION FOR ZONING AMENDMENT
CITY OF MERRILL

NAME: Jess Dengel Dengel Properties LLC STREET ADDRESS: 1201 E 3rd St

PROPERTY ADDRESS: 0 Poplar St / 10th Lots 7, 8, 9, 10 TAX ROLL#: Parcel # 251 3106 121 0205

LEGAL DESCRIPTION: Lts 7-8-9-10 CSM 1377 V6 P333 D0386156

EXISTING USE: Residential PROPOSED USE: Industrial (Storage Units)

REASONS FOR REQUESTING A ZONE CHANGE:

To be able to build a storage unit building in a residential neighborhood on the edge of city

ADDITIONAL REQUIREMENTS

1.) Names and addresses of all abutting and opposite property owners within 300 feet of the property to be altered.
2.) Principal use of all properties within 300 feet of the property to be altered.
3.) A plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures, and property lines within 300 feet of the parcel.
4.) Any further information that may be pertinent in considering the application.
5.) FAILURE TO SUPPLY SUCH INFORMATION SHALL BE GROUNDS FOR DISMISSAL OF PETITION.
6.) A fee of $175.00 shall be paid to the Clerk-Treasurer at time of application.

All information submitted is accurate to the best of my knowledge.

Jesse Dengel 6/11/2020

Signature of Applicant Date

Attachment: Public Hearing Notice and Info - Jesse Dengel Rezoning (5092 : Rezoning request from Jesse Dengel)

Lincoln County Public Access Land Records Viewer

Author: Public
Date Printed: 6/11/2020

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Attachment: Public Hearing Notice and Info - Jesse Dengel Rezoning (5092 : Rezoning request from Jesse Dengel)