# CITY OF MERRILL

## CITY PLAN COMMISSION

## MINUTES ● TUESDAY JULY 7, 2020

**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 | | Present | |
| Ralph Sturm | | Present | |
| Melissa Schroeder | | Present | |
| Robert Reimann | | Present | |
| Derek Woellner | Mayor | Present | |
| Steve Hass | Alderperson - Second District | Remote | |
| Kyle Gulke | | Present | |

Others in attendance: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderman Mark Weix, Alderman Steve Osness, Alderman Mike Rick, Jason Krueger, Jesse Dengel, Tina Dengel and City Clerk Bill Heideman. A representative from Merrill Productions was present to videotape the meeting.

II. Minutes of previous meeting(s):

1. Minutes of June 2, 2020 meeting

Motion (Schroeder/Schwartzman) to approve.

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| **RESULT:** | **APPROVED** |

III. Agenda items for consideration:

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.

IV. Recess:

At 5:47 P.M., Mayor Woellner announced a recess until 6:00 P.M., the scheduled time for the public hearing.

At 6:00 P.M., Mayor Woellner called the meeting back to order.

V. 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).

City Attorney Hayden read the public hearing notice.

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

Jason Krueger spoke against the request. He believes that storage units would have a negative impact on the area, including a decrease in property values.

Jesse Dengel spoke in favor of the request. In his opinion, storage units would not drastically alter the amount of traffic in the area.

Steve Osness noted that recently the Common Council unanimously disallowed a Conditional Use Permit application for an auto repair shop and used car lot. In his opinion, that disallowance set a precedence.

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

Building Inspector/Zoning Administrator Pagel reported that he had received two phone calls from neighbors who were against the rezoning.

Alderman Hass reported that he had received numerous phone calls from people who were against the rezoning.

Tina Dengel spoke in favor of the rezoning. She noted that there is industry in that area already. In her opinion, the storage units would not drastically change the area.

Kyle Gulke commented that, if storage units were placed in that area, it could affect further connecting of the trail.

Note: Regardless of any City Plan recommendation(s), the request will be considered by resolution at the July 14th, 2020 Common Council meeting.

Motion (Schwartzman/Schroeder) to disallow the request.

| **RESULT:** | **DISALLOWED** |
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## VI. Public Comment Period

Tina Dengel cited a comment made by Mayor Woellner during the public hearing earlier in the meeting. Mayor Woellner had mentioned that the Common Council has historically disallowed requests for storage units when there was neighborhood opposition. She added that she wished she would have been aware of that prior to the payment of the rezoning request fee.

Tina Dengel then stated that the opinion of several of the neighbors on this issue is unknown at this time. She speculated that some of the neighbors that did not voice an opinion may be in favor of the rezoning. She asked whether she could prepare and submit a petition prior to the July 14th Common Council meeting. At that meeting, the Common Council will consider and take action on the rezoning request. She was assured that she could submit a petition and/or other related materials.

## VII. Establish date, time and location of next meeting

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

## VIII. Adjournment

Motion (Schwartzman/Sturm) to adjourn. Carried. Adjourned at 6:25 P.M.