

CITY OF MERRILL
CITY PLAN COMMISSION MINUTES
TUESDAY, MARCH 1, 2022

Regular Meeting

City Hall Council Chambers

5:45 p.m.

Members Present: Mayor Derek Woellner, Alderpersons Steve Hass, Ralph Sturm, Kyle Gulke, Ryan Schwartzman, and Robert Reimann

Members Absent: Melissa Schroeder

Others Present: Alderpersons Rick Blake and Mark Weix, City Building Inspector/Zoning Administrator Darin Pagel, City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, Finance Director/Deputy City Clerk Kathy Unertl (remote), and Merrill Productions video operator

1. Mayor Woellner called the meeting to order at 5:50 p.m.
2. Minutes of previous meeting of February 1 – Motion (Hass/Schwartzman) to approve. Carried.
3. Consider updated colors and site plan for storage units at 705 S. Center Ave.

City Building Inspector/Zoning Administrator Pagel reported that proposed colors are brown and tan and recommended approval. Motion (Hass/Reimann) to approve. Carried.

4. Verbal report from Building Inspector on Certified Survey Map (CSM) approvals

City Building Inspector/Zoning Administrator Pagel reported that three CSMs were reviewed and approved. These include the S.C. Swiderski's Webster Street duplexes, lot being split in front of Pine Ridge Plaza, and Chippewa Street area by Lincoln Wood.

5. Approve conceptual preliminary plat to facilitate S.C. Swiderski LLC construction of single-family homes on Webster St. and inclusion of this preliminary plat approval in the Tax Increment District No. 8 development agreement

The preliminary plat was included in the agenda packet with the Conditional Use Permit (CUP) application from S.C. Swiderski for the Webster Street duplexes. Pagel emphasized that the developer wants to begin construction as soon as possible. There potentially could be State of Wisconsin delays in formal plat approval until September.

Motion (Hass/Reimann) to approve the preliminary plat concept. Carried.

6. After five minute recess, reconvened with City Attorney Hayden reading the notice for two Public Hearings at 6:00 p.m.

- a) City of Merrill requesting a Planned Unit Development per M.M.C. Sec, 113-66 to 113-69 on Webster Street between Eugene and Alexander Streets, for the purpose of constructing duplexes on approximately 4.3 acres.

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

No public comments. Plan Commissioners expressed support for the duplex concept.

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

Motion (Hass/Reimann) to recommend approval of the Planned Unit Development (PUD). Carried.

- b) Johanna and James Doyle requesting a Conditional Use Permit for a church occupancy at 925 E Main Street per M.M.C. Sec. 113-100.

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

No public comments. The CUP applicants were not present or remote to respond Plan Commissioner questions.

Motion (Hass/Reimann) to refer the CUP to the next meeting and continue the public hearing. Carried.

7. Public Comment Period - None

8. Next meeting – Thursday, April 7th due to the Spring Election

9. Motion (Hass/Reimann) to adjourn at 6:04 p.m. Carried.

Minutes prepared by: Kathy Unertl, Finance Director/Deputy City Clerk