



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY FEBRUARY 7, 2023

Regular Meeting

City Hall Council Chambers

6:00 PM

To attend remotely call 513-850-2229 PIN 402 148 693 #

- I. Call to Order
- II. Minutes of previous meeting:
 1. Consider placing minutes from the January 3, 2023 meeting on file
- III. Reconsider a Conditional Use for Maria Zoa, for a storage facility at 300 E 2nd Street (former Park City Credit Union).
 1. Storage Facility examples
- IV. Public Comment
- V. Adjournment

**CITY OF MERRILL
CITY PLAN COMMISSION
Tuesday, January 3, 2023**

Regular Meeting

City Hall Council Chambers

6:00 p.m.

- I. **The meeting was called to order** by Mayor Hass at 6:00 PM.
Members Present: Mayor Steve Hass, Alderperson Steve Sabatke, Kyle Gulke, Ralph Sturm, Melissa Schroeder, Ryan Schwartzman and Robert Riemann.

Others Present: Public Works Director/City Engineer Akey, City Attorney Hayden, City Clerk Anderson-Malm, Police Chief Bennett, Building Inspector/Zoning Administrator Pagel, Alderperson Weix and Merrill Productions video operator.

Residents in attendance: Mark Raymer, Val Mindak, David Plautz, Eric Pfanz, Renea Fredrick, Todd Fredrick, Sue Kunkel, Rachael and parents from Auntie Ray's, Maria Zoa, Keith Swenson, Realtor Jackie Leder.

- II. **Minutes of previous meeting** – Melissa Schroeder made a motion to approve the minutes from the November 1st meeting. Ryan Schwartzman seconded and the motion carried.

III. **Public Hearing**

1. **Public Hearing Notice** – City Attorney Hayden read the public hearing notice.

2. **Maria Zoa, requesting a Conditional Use per M.M.C Sec. 113-97 through 113-106 for the development of interior and exterior storage facility at 300 E 2nd Street, (former Park City Credit Union), within the City of Merrill, Lincoln County, Wisconsin, PIN #251-3106-114-0310.**

Ryan Schwartzman made a motion to open the public hearing. Robert Reimann seconded and the motion carried.

Nathan Meyer - 208 E 4th St – spoke against the development. Said it wouldn't be a good fit for Merrill.

Dave Plautz – 310 E 2nd St – spoke against the development. Stated the traffic and being in a residential area.

Todd Frederick – 1600 Logan Avenue – stated he is pro-business however he feels storage units on a main street aren't a good idea. He does not think it is a good fit for that location.

Val Mindak – Park City Credit Union President – stated the potential buyers have taken the aesthetics into consideration for this project. The goal for Merrill is trying to invite new business. She thought the plan was well done and asked for consideration from the commission on the plan.

Keith Swenson – potential buyer – South Dakota – he stated this would be a very nice facility and would be a place that people would enjoy. He does not see a problem with the traffic and asked for consideration for the plan.

Attachment: 2023-01-03 City Plan Minutes (9586 : Consider placing minutes from the January 3, 2023 meeting on file)

Robert Reimann made a motion to close the public hearing. Ryan Schwartzman seconded and the motion carried.

After lengthy discussion between the commission and potential buyer, Ryan Schwartzman made a motion to deny the conditional use permit. Kyle Gulke seconded for discussion.

Continued discussion occurred and the potential buyer answered all questions regarding aesthetics, fencing and the containers.

A roll call vote was requested. The motion to deny the conditional use permit passed with a 4-3 vote. Commission members Sabatke, Sturm and Schroeder voted no.

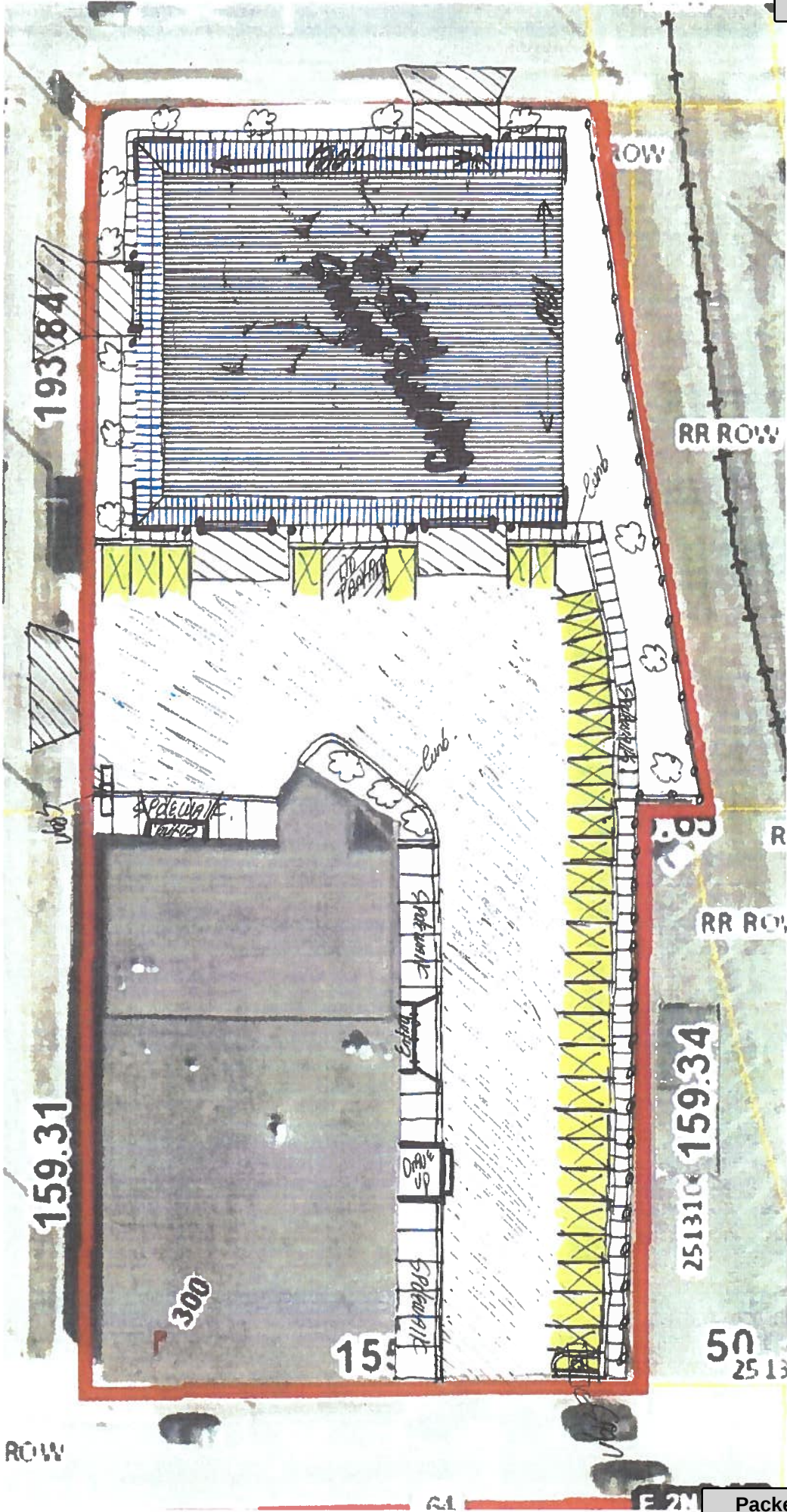
IV. **Public Comment**

Real Estate agent, Jackie Leder spoke about the primary interest for the former Park City Credit Union building has been storage unite. With the denial of this permit, it could be a struggle to sell the building.

Steve Sabatke – stated it will be tough to sell the building and hopes for a compromise and asked for everyone to keep an open mind.

V. **Adjournment** – Melissa Schroeder made a motion to adjourn the meeting. Ryan Schwartzman seconded and the motion carried. The meeting was adjourned at 6:57.

Prepared by: Lori L. Anderson-Malm City Clerk



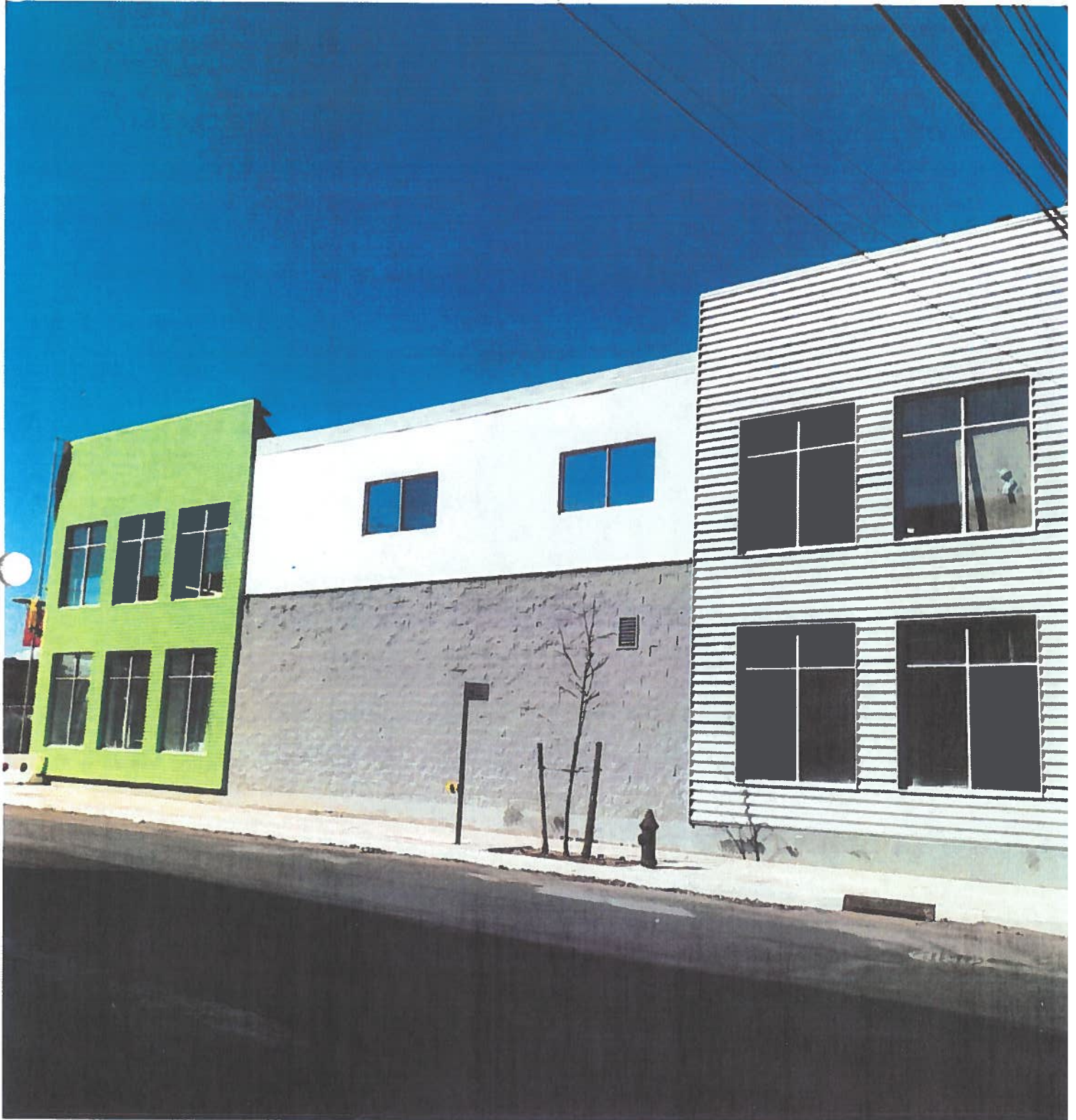


Attachment: City Plan packet item (9587 : Storage Facility examples)

Example of Building.



Example of Building.



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Example of building.



Example of Building.