

**CITY OF MERRILL
CITY PLAN COMMISSION
Tuesday, February 7, 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. Robert Reimann was excused.

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

Residents in attendance: Val Mindak, Mike Ravn, Maria Zoa, Keith Swenson, Renee and Todd Frederick, Realtor Jackie Lenard.

- II. **Minutes of previous meeting** – Ryan Schwartzman made a motion to approve the minutes from the January 3rd meeting. Ralph Sturm seconded and the motion carried.

Mayor Hass changed the order of the meeting with Public Comment before the discussion regarding the Conditional Use Permit.

- III. **Public Comment:**

Val Mindak – President Park City Credit Union – spoke in favor of approving the conditional use permit. She mentioned the developer provided what was asked by the committee at the last meeting. She provided information regarding the trend with storage units and the need for units.

David Morrison – 210 E Third St – He was remote and is against the plan for storage units. He lives across the street from the building and feels this would affect the price of his property. He is not against a business going in the space but does not want a storage facility.

Jackie Lenard – Northwood's Realty – She has the listing on the property and spoke in favor of approval of the conditional use permit.

Todd Frederick – 1600 Logan Ave – He gave a public comment at the last meeting and was against the proposal and is still against this proposal. He thinks this should be on the outside of town. He does not think this will enhance the beauty of the city and does not want storage downtown.

Keith Swenson – Developer – He spoke about storage units and compared them to gas stations stating people will use the facility closest to them. He provided examples of the proposal and asked to consider them to become part of the community. He has a vision for the property and asked to have the opportunity to move forward.

- IV. **Reconsider a Conditional Use for Maria Zoa, for a storage facility at 300 E 2nd Street**

Additional information was handed out to the commission members prior to the meeting regarding the proposed building.

Alderson Sabatke applauded the developers in working with the city and changing their original plan. He spoke to the positive aspects of the proposal.

Alderson Sabatke made a motion to approve the permit and send it to Council. Melissa Schroeder seconded for discussion.

Building Inspector/Zoning Administrator Pagel asked questions regarding a café and additional interior storage in the existing building. Keith Swenson answered all questions and further discussion occurred.

BI/ZA Pagel mentioned the commission has the ability to tie down the developer with sizes and colors which can be included in the motion. He also stated this permit would be valid for 12 months and construction must start within that time and a sunset date for completion should be established.

Mayor Hass stated all conditions can be set for the property but would like to see a more detailed plan with drawings.

After further discussion, Alderson Sabatke rescinded his motion and Melissa Schroeder rescinded her second.

Continued discussion resulted in Alderson Sabatke making the following motion: A motion to approve the concept with renderings brought forward to the commission for final approval with the following conditions and forwarded to the Common Council:

- 60' x 120' building
- Maintenance Shop 48' x 36'
- Overhang from drive-thru removed
- Storage building with brick/wood and same materials for maintenance shop
- Colors need to match – earth tones
- 4' brick around new structure
- Landscaped with bushes/shrubs
- Construction start by June 2023 and finished June 2024 for the new building
- Rendering with 4 elevations
- Image of fence on East side of property

Ryan Schwartzman seconded and the motion carried on a 4-2 vote. Mayor Hass and Kyle Gulke voted no.

- V. **Adjournment** – Alderson Sabatke made a motion to adjourn. Ryan Schwartzman seconded and the motion carried. The meeting was adjourned at 6:59 PM.

Prepared by: Lori L. Anderson-Malm City Clerk