

CITY OF MERRILL

CITY PLAN COMMISSION

TUESDAY, FEBRUARY 1, 2022 MINUTES

Regular Meeting

City Hall Council Chambers

6:00 p.m.

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

Others Present: Alderperson Mark Weix, Albert Reinke (remote), 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), IT Manager Dustin Brown, and Merrill Productions video operator

1. Mayor Woellner called the meeting to order at 6:00 p.m.
2. Minutes of January 4, 2022 meeting, Motion (Schroeder/Schwartzman) to approve. Carried.
3. City Attorney Hayden read the public hearing notice for the Conditional Use Permit application Albert Reinke, AFR Holdings for development of storage buildings at 705 S. Center Ave. (former automotive dealer site). Motion (Hass/Reimann) to open the public hearing at 6:02 p.m.

Reinke provided overview of the proposed development including rehabilitation of the 20,000 sq. ft. existing building and construction of two new storage unit buildings (i.e. about 130 units). Reinke advised that there would be a fence around the property, controlled access gate, as well as landscaping. Objective is nice, aesthetically pleasing development.

Pagel outlined potential fencing options as to type, setbacks, and maximum height. In response to question on exterior lighting, Reinke reported that the existing 40' lighting poles would be removed and new LED lighting installed. The concept drawings showed red and black color scheme. Reinke noted that colors had not been finalized.

Motion (Schwartzman/Schroeder) to close the public hearing at 6:12 p.m.

Woellner questions the proposed black roof color on the two new storage buildings as likely are going to be too hot. Pagel advised that the site was not in commercial design zoning district; however, that conditions could be set for the development under the Conditional Use Permit. Johnson suggested earth tones for potential color scheme. Earth tones would be consistent with existing area buildings (such as Aspirus Merrill Hospital, Marshfield Clinic, and Bell Tower).

Motion (Hass/Schroeder) to approve the Conditional Use Permit. Discussion focused upon the following:

- Cyclone fence with maximum 8" height;
- Shrub landscaping along S. Center Ave;.
- White or grey color for roofs.

After additional Plan Commission discussion, Amendment (Hass/Schroeder) to include the following conditions on the approval recommendation:

- Exterior building colors to be earth tones and aesthetically pleasing consistent with neighboring property building colors.
- Final building plans for color scheme and landscaping to be brought back for Plan Commission review.

Amendment carried.

Plan Commission members then voted on the Conditional Use Permit, as amended. Carried.

4. Public Comment Period – None.
5. Next meeting date, time, and location – Call of the Chair
6. Motion (Schwartzman/Schroeder) to adjourn at 6:27 p.m. Carried.

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