



CITY OF MERRILL
CITY PLAN COMMISSION
AGENDA • TUESDAY NOVEMBER 2, 2021

Regular Meeting

City Hall Council Chambers

5:45 PM

- I. To attend remotely, call 352-720-0128 and PIN 566 134 413 #.
- II. Call to Order
- III. Minutes of previous meeting(s):
 1. Minutes of September 7, 2021 meeting
- IV. Agenda items for consideration:
 1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps
- V. Public Hearing (will begin at 6:00 P.M.):
 1. Public hearing on placement of shipping containers at Walmart, 505 S. Pine Ridge Ave.
- VI. Public Comment Period
- VII. Establish date, time and location of next meeting
- VIII. Adjournment



CITY OF MERRILL
CITY PLAN COMMISSION
MINUTES • TUESDAY SEPTEMBER 7, 2021

Regular Meeting**City Hall Council Chambers****5:30 PM****I. Call to Order**

Mayor Woellner called the meeting to order at 5:36 P.M.

Attendee Name	Title	Status	Arrived
Ryan Schwartzman		Remote	
Ralph Sturm		Present	
Melissa Schroeder		Excused	
Robert Reimann		Present	
Derek Woellner	Mayor	Present	
Steve Hass	Aldersperson - Second District	Present	
Kyle Gulke		Present	

Others in attendance (either in-person or remotely) included: City Administrator Dave Johnson, City Attorney Tom Hayden, Building Inspector/Zoning Administrator Darin Pagel, Alderman Rick Blake, Alderman Steve Sabatke, Elizabeth McCrank, Mike Caylor (arr. 6:00 P.M.), Rob Goetsch, Ashley Martell and City Clerk Bill Heideman. Merrill Productions was present to videotape the meeting.

II. Minutes of previous meeting(s):**1. Minutes of August 3, 2021 meeting**

Motion (Hass/Reimann) to approve.

RESULT: APPROVED

III. Agenda items for consideration:**1. Oral report from Building Inspector/Zoning Administrator Pagel on Certified Survey Maps**

Building Inspector Pagel reported that, since the last meeting, he has approved one Certified Survey Map. It was an extraterritorial map for land in the Town of Merrill.

2. Discussion of "Attractive Appearance" definition in Minimum Housing Code

Building Inspector/Zoning Administrator Pagel explained that, historically, the City has not "paid attention" to the color of exterior paint on privately-owned buildings.

Alderman Hass suggested that that the current policy should continue. In his opinion, as long as buildings are adequately painted, the City should not concern itself with the color. Ryan Schwartzman agreed, stating that the City should not be dictating color schemes.

No action was taken.

3. Discussion of repurposing items listed in Junk Ordinance

Information was in the meeting packet.

Building Inspector/Zoning Administrator Pagel reported that tires have become a popular material for repurposing.

After discussion, the commission seemed to agree that the current ordinance prohibiting the use of car parts for repurposing should remain in place and in effect.

It was noted that an appeal to the Zoning Board of Appeals is currently available.

No action was taken.

IV. Recess

At 5:59 P.M., Mayor Woellner announced that a recess would be held until 6:00, the scheduled start time for the public hearing. At 6:00 P.M., he called the meeting back to order.

V. Public Hearing:

1. Public hearing on proposed City of Merrill Zoning Ordinance Sec. 113-317, related to accessory uses or structures.

Information was in the meeting packet.

City Attorney Hayden read the public hearing notice.

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

Building Inspector/Zoning Administrator Pagel clarified the ordinance as it relates to trailers and shipping containers.

Rob Goetsch asked for and received clarification on the ordinance.

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

Motion (Hass/Schwartzman) to recommend approving the ordinance.

RESULT:	APPROVED & SENT TO COUNCIL	Next: 9/14/2021 6:00 PM
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VI. Joint Session:

1. Joint session with Historic Preservation Committee to consider amendments to the Historic Preservation ordinance. At a meeting on August 10th, 2021, the Common Council referred this to the Historic Preservation Committee/City Plan Commission.

Discussion was held on the proposed ordinance that has had input from both the City Plan Commission and the Historic Preservation Committee. Alderman Hass stated that he was not in favor of exempting the fee when Common Council members submit nominations for historic sites. Alderman Sabatke agreed and stated that, in his opinion, only the property owners should be exempt from the fee when they submit nominations.

Elizabeth McCrank expressed concerns related to “absentee” property owners who allow historic properties to fall into disrepair. In her opinion, the ordinance needs more work before it is ready for Common Council consideration.

Mike Caylor suggested the ordinance could be referred to the Historic Preservation Committee in order to make minor modifications.

Motion (Hass/Sturm) to refer the ordinance to the Historic Preservation Committee. Motion to refer carried 9-0 on roll call vote.

VII. Public Comment Period

Alderman Hass thanked the Historic Preservation Committee members that attended the joint session portion of the meeting.

VIII. Establish date, time and location of next meeting

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

IX. Adjournment

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

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Tuesday, November 2, 2021**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

To attend remotely, Phone: 352-720-0128, PIN 566 134 413 #

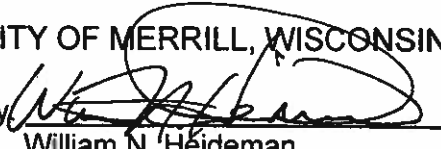
- 1.) Public hearing on a Conditional Use for placement of Shipping Containers per M.M.C. Sec. 113-317(n) located at Wal Mart, 505 S Pine Ridge Ave, City of Merrill, Lincoln County, Wisconsin. Legally described in tax# 251-3107-172-0004.

Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 536-4880.

Dated: October 18, 2021

CITY OF MERRILL, WISCONSIN

By


William N. Heideman
City Clerk

Attachment: Hearing Notice and Wal Mart Application (8411 : Public hearing on storage container placement)

APPLICATION FOR CONDITIONAL USE PERMIT CITY OF MERRILL

DATE 10-18-21

APPLICANT'S NAME: ROBERT J. FROEBEL

BUSINESS NAME: WAL-MART

PHONE #: 715-536-2414 EMAIL: RJFROEBEL301366@stores.US.WAL

PROPERTY ADDRESS: 505 S. PINE RIDGE AVE. MERRILL, WI. 54452

PROPERTY OWNER'S NAME: WAL-MART

TAX ROLL#: 34- PIN#: 251-3107-172-0004

EXISTING USE: _____

PROPOSED USE: STORAGE

REASON FOR REQUESTING A USE PERMIT CHANGE: _____

STORAGE CONTAINERS FOR OUR ANNUAL EVENT

PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE TO EACH OF THE FOLLOWING ITEMS

(Required per Section 113-100 of the Zoning Code)

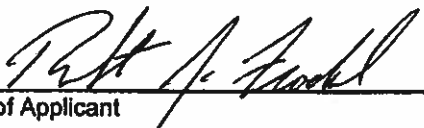
1. A statement, in writing by applicant, that describes how the proposed conditional use(s) shall conform to the standards set forth in Section 113-103 hereinafter.
 - a) The establishment, maintenance or operation of the conditional use will not be detrimental or endanger public health, safety, morals, comfort or general welfare.
 - b) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with use of adjacent land (describe mitigating features to be part of the operations of the proposed use).
 - c) Describe how the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Zoning District.
 - d) Describe if adequate utilities, access roads, drainage, and other required site improvements have been or will be provided.
 - e) Describe what adequate measures have been taken to provide ingress and egress and how designed as to minimize traffic congestion in public streets.

Attachment: Hearing Notice and Wal Mart Application (8411 : Public hearing on storage container placement)

- f) Explain how the conditional use shall conform to all applicable regulations of the district in which it is located.
- g) Explain how the conditional use will not violate flood plain regulations governing the site.
- h) That when applying the above standards to any new construction or placing an addition on an existing building, the Plan Commission and Common Council shall bear in mind the statement of purposes for the zoning district such that the proposed building or addition at the proposed location, does not defeat the purpose and objective of the Zoning District.
- i) In addition to passing the Conditional use Permit, the Plan Commission and Common Council shall also evaluate the effect of the proposed use upon:
 - I) The maintenance of safe and healthful conditions;
 - II) The prevention of water pollution including sedimentation;
 - III) Existing topography, drainage features and vegetative cover on the site;
 - IV) The location of the site with respect to floodplains and floodways of rivers and streams;
 - V) The erosion potential of the site based upon the degree and direction of slope, soil type, and vegetative cover;
 - VI) The location of the site with respect to existing or future access roads;
 - VII) The need of the proposed use for a shoreline location;
 - VIII) The compatibility with uses on adjacent land;
 - IX) The amount of liquid waste to be generated and the adequacy of the proposed disposal system.
- 2. Include the Names and Addresses of the architect, professional engineer, and contractor (if appropriate), and all property owners of record within 100 feet of the applicant. Note: Zoning Administrator will provide list of property owners to be included in the submittal.
- 3. Description of the subject site by lot, block, and recorded subdivision or by metes and bounds description address of the subject site; type of structure; proposed operation or use of the structure of site; number of employees and the Zoning District within which the subject site lies.
- 4. Plat of Survey prepared by a registered land surveyor showing property lines, buildings, improvements, landscaping, and all of the information required for a building permit.
- 5. Additional information as may be required by the Plan Commission of Common Council, or Officers of the City.
- 6. A fee of \$175.00 must accompany the application.

The information submitted with this application is true and accurate to the best of my knowledge and belief.

Signature of Applicant



Signature of Applicant