



# *PLAN COMMISSION*

## *Meeting Minutes*

### *September 24, 2012*

A regular meeting of the Plan Commission was called to order at 7:00 p.m. on September 24, 2012 in the City Hall council chambers by Chairman Peltier.

Members Present: Solberg, Cook, Williams and Smith.

Others Present: Schofield, Jones, Dahl, Sander, Prange and numerous members of the public.

A motion was made by Williams, second by Solberg to approve the minutes of the August 24, 2012 meeting as corrected.

The chair opened the public comments section of the agenda for the rezoning request by Patricia and Mark Kraske for the Bundy Hall property from Single Family to Technology Park Specialized Industrial district. The City Council had adopted a revised ordinance that would allow the Kraske's to use the Bundy Hall property for a limited event and conference center. The rezoning request had been referred to the Plan Commission for their review and recommendation based on the revised ordinance approved by the City Council. Members of the public speaking in opposition to the proposed rezoning included Verdon, Schendel, Willow, Chuck Klos, Riordan, Hague, Peggy Klos and Vance. These individuals raised concerns regarding the historic nature of the site, impact of the zoning change, future use as an expanded hotel/restaurant facility, music, noise, traffic, and emergency access to the site. Mark Kraske stated they expected 25 weddings between May and October, year round catered conferences, no plans for a motel expansion, the building footprints would remain the same, a pervious parking lot area providing approximately 75 spaces, limited lighting and signage. He indicated that the majority of the weddings would have amplified music and that the traffic on Meadow Hill drive should not impact the neighbors living on Grandview Heights. After input from the various commission members, a motion was made by Williams, seconded by Solberg recommending that the City Council deny the Kraske rezoning request to Technology Park Specialized Industrial district for the property known as Bundy Hall at 500 Meadow Hill Drive. Motion carried.

A motion was made by Williams, seconded by Cook recommending City Council approval of the revised Chapter 6 economic development element for the city comprehensive plan. Motion carried.

Jones and Sander reviewed city zoning maps for possible areas to be considered for Neighborhood Office District Zoning. The item was an initial overview of possible areas with the maps to be forwarded to the Plan Commission for their review. The item will be brought back for consideration at a future meeting.

Planners and city staff reviewed a comparison spreadsheet outlining the Shoreland / Wetland zoning regulations in effect through the DNR administrative code, Dunn County and the City of Menomonie. A couple of minor adjustments will be incorporated into the document which will be forwarded to the City Council for their initial review. It is anticipated that the item will be presented at a future Plan Commission meeting for further discussion.

A motion was made by Smith, second by Williams recommending City Council acceptance of land (Wilson St. North right-of-way) by quit claim deed from the town of Menomonie dated June 21, 2012. Motion carried.

A motion was made by Solberg, second by Smith to adjourn. Motion carried.

Respectfully Submitted,

Lowell Prange Secretary