

PLAN COMMISSION

Meeting Minutes

May 26, 2020

A meeting of the Plan Commission was called to order at 7:00 p.m. on May 26, 2020 via ZOOM meeting in the City Hall Council Chambers by Chairman Peltier.

Members Present: Peltier, Luther, Cook, Schwebs, Martinson, Kropp and Williams

Others Present: Jones, Sander, Dahl, Ludeman, Eide, and Prange

A motion was made by Kropp, seconded by Williams, to approve the minutes of the April 27, 2020 meeting. Motion carried.

Public Hearing:

Jim Mangette, 706 21st Avenue East, was not opposed to the PUD but had traffic concerns on 21st Avenue and asked for speed bumps to be installed. Chair asked that traffic calming be reviewed.

Mary Gale, N4799 510th Street, had concerns about Galloway Creek invasive species and improving the stream all the way to the Red Cedar River.

Mike Lee, 621 21st Avenue, had questions about tree removal and construction timing.

Trevor Bohland indicated that construction would begin on June 8, 2020, completed February 15, 2021 and the housing would meet Federal low-income criteria.

Public Comments:

Bill Albright, 7663 161st Street, Chippewa Falls (Developer – Whisper Ridge North Townhomes, LLC) indicated that people are interested in the twin homes, properties are selling and they are excited about continuing the development.

Items of Discussion:

A motion was made by Schwebs, seconded by Martinson to favorably recommend City Council approval of the Two Rivers Investment, LLC 12-unit building at 2003 9th Street East as presented. Motion carried.

A motion was made by Kropp, seconded by Williams to favorably recommend City Council approval of the Whisper Ridge North Townhomes, LLC rezoning request of Lot #2 CSM 4331 and Lot #17 Whisper Ridge Addition from Single Family and Agricultural to Limited Multiple Family Residential Twin Home District as presented. Motion carried.

A motion was made by Martinson, seconded by Luther to approve the Whisper Ridge North II preliminary plat as presented. Motion carried.

A motion was made by Kropp, seconded by Williams to recommend City Council denial of the Fair Oaks Properties, LLC rezoning request at 1702 11th Street SE (Block 5, Lots 3 & 4 Galloway 2nd Addition) from Single Family to Limited Multiple Family Residential District as presented due to concerns regarding “spot zoning”. Ayes 5 Naves 2

A motion was made by Schwebs, seconded by Cook to favorably recommend City Council approval of the Fair Oaks Properties, LLC rezoning request at 1802 12th Street SE (Block 7 Galloway 2nd Addition) from Single Family to Limited Multiple Family Residential District as presented. Motion carried.

A motion was made by Martinson, seconded by Cook, to adjourn. Motion carried.

Respectfully submitted,

Lowell Prange,
Recording Secretary