

CITY OF MILACA PLANNING COMMISSION

May 15, 2023 – 6:00 p.m.

1. Members Present – Brad Tolzman, Brett Freese, Joel Millam, Arla Johnson, Hayden Hultman and Pam Novak. Brett Freese excused himself from the meeting at 6:30 p.m.
2. Others Present – Tammy Pfaff, City Manager and Deloris Katke. Please see attached list of Milaca citizens in attendance.
3. Motion made by Arla Johnson, seconded by Joel Millam to accept the Secretary's report from the March 13, 2023 meeting. Motion carried.
4. The public hearing was opened at 6:02 p.m.
  - a. Variance Application request for Darryl and Mary Stimmler. It was explained that the Stimmler's lot is of a unique size to the city and poses difficulty in meeting code standards for lot coverage and side setbacks. Motion made by Arla Johnson and seconded by Hayden Hultman to allow the building as presented. Motion carried. This will be sent to City Council for final approval.
  - b. Preliminary Plat and Conditional Use Permit for Bluewaters-Potato Patch-Milaca. Many citizens spoke regarding their concerns of the proposed building of 11 townhomes in the Potato Patch. Some of the concerns included potential flooding, the time frame of the construction, no sidewalks, increased traffic and wetlands. Gragg Chaffin, co-owner of Bluewaters was present and answered questions and also explained their plan of starting with one 4-plex, see how sales for those go and then possibly put in footings for the other two sections so that work can be done on them in the winter months. He is expecting construction to be done summer of 2024 if all goes according to plan. Motion made by Joel Millam to accept the Preliminary Plat with the following conditions.
    1. Lot lines for the townhouse lots will be adjusted as recommended by the Planner's report of May 8, 2023 to take into account the required 10 foot side setbacks internally between the new lots and to provide at least 5 feet between the northern line of proposed Lot 1 and the driveway.
    2. Outlet A will be revised to include the entire driveway and common parking area.
    3. A 10 foot wide drainage and utility easement shall be provided around the perimeter of the plat.
    4. A Utility Layout Plan and a Grading Plan (with stormwater management plan) will be submitted for review prior to any city action on the final plat.

Motion seconded by Arla Johnson. Motion carried. This will be sent to the City Council for final approval.

Regarding the Conditional Use Permit. Motion made by Joel Millam and secondary to Arla Johnson to accept the Conditional Use Permit with the following conditions. Motion carried. This will be sent to City Council for final approval.

For all conditional uses, the following conditions shall be met:

- (1) The land area and setback requirements of the property containing the use or activity shall be the minimum established for the district.
- (2) Where applicable, all city, state, and federal laws, regulations, and ordinances shall be complied with and all necessary permits secured.
- (3) Adequate off-street parking and loading shall be provided in accordance with §§ 156.075et seq. This parking and loading shall be screened and landscaped from abutting residential uses in compliance with this subchapter.
- (4) The proposed water, sewer, and other utilities shall be capable of accommodating the proposed use.
- (5) The street serving the proposed use or activity shall be of sufficient design to accommodate the proposed use or activity, and the use or activity shall not generate such additional extra traffic to create a nuisance or hazard to existing traffic or to surrounding land uses.
- (6) All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage.
- (7) All open and outdoor storage, sales, and service areas shall be screened from view from the public streets and from abutting residential uses or districts.
- (8) All lighting shall be designed as to have no direct source of light visible from adjacent residential areas or from the public streets.
- (9) The use or activity shall be properly drained to control surface water runoff.
- (10) The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.
- (11) Where structures combine residential and non-residential uses, these uses shall be separated and provided with individual outside access, and the uses shall not conflict in any manner.

c. Zoning change to 156.038 (D) (48) to allow slaughtering in the B2 zoning district. Changes will be made to require 1 acre of land for a building to include meat market with slaughtering facilities. Motion made by Joel Millam and seconded by Hayden Hultman to accept this change. Motion carried. This will be sent to city council for final approval.

d. The city applied for a grant to have the airport road upgraded and it was approved. The airport road is jointly in Milaca and Borgholm Townships. A representative from Borgholm Township talked at the last city council meeting voicing their concerns about being able to deal with the upkeep of the road in years to come because of their low threshold of monies. They brought up to the council the possibility of annexing both Milaca and Borgholm properties into the City of Milaca so the city would be responsible for the upkeep. Motion made by Pam Novak and seconded by Joel Millam to move forward with this request. Motion carried.

It should be noted that the Public Hearing closed at 6:46 p.m.

Pam Novak inquired on what is going on in industrial park where CoinTainer was. Tammy reported that storage units are being constructed by Mark Haugen. She also asked about the proposed apartment buildings by Heggie's. Tammy reported that there is nothing new to report on this project.

Motion made by Arla Johnson and seconded by Joel Millam to adjourn the meeting at 7:15 p.m. Motion carried.

Respectfully Submitted,

Pam Novak

