

MILACA PLANNING COMMISSION

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MILACA WAS DULY HELD ON THE 13th DAY OF MARCH 2017, AT 255 1st ST. E. FOR THE PURPOSE OF PUBLIC HEARING AND REGULAR MEETINGS.

UPON ROLL CALL, THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harlicker X Mike Cassens
Luke Kotsmith Sherie BillingsX Arla Johnson X Pam Novak X

EX-OFFICIO MEMBERS:

Marshall Lind, Building Official/ Zoning X

Laurie Gahm, Liaison X

Others Present: Nancy Swanson, Jerry Swanson, John Przymus, Kathy Tykwinski

Public Hearing – for conditional use request from John Przymus to have 28 assisted living apartments in a B-2 General Business District

Planning Commissioner Harlicker opened the public hearing and asked for comments or questions.

Lind explained that the conditional use request is to have 28 assisted living apartments in the B-2 General Business District.

Nancy Swanson asked how the assisted living apartments would work. John Przymus then added that there will be 20 units that are long term assisted living apartments and 8 that are for short term, for people that need a place to stay after the hospital and do rehabilitation.

Mr. Przymus stated that all of the units will be accessible and that these units will use the banquet hall and kitchen for their meals. The banquet hall will be used for a place for gathering and socializing.

Mrs. Swanson asked about the existing apartments and if they were for elderly? Mr. Przymus stated that the lower units, the ones on the first floor are for 50 and over, but the rest of them are just apartments.

Planning Commissioner Novak asked about parking, if there would be enough parking? Mr. Przymus stated that most of the people staying in the assisted living probably would not even have cars, but if they do, he does have the garages and the parking where the daycare people park right now.

Lind asked if the area that has playground equipment would be turned into parking. Mr. Przymus stated no, that would be an outside seating area for the people.

Mr. Przymus stated that he would begin building 4 units right away but he would not be able to build the rest of the units until the daycare moved out. He stated none of the units will be rented until all 28 were ready to be occupied.

There was a question about when that would happen? Mr. Przymus stated that he did not see it happening this year, hopefully by next year.

Being no other comments or questions, the public hearing was closed.

The Regular Planning Commission was called to order and roll call was taken.

Motion by Planning Commissioner Johnson, second by Planning Commissioner Billings to approve the minutes of the August 8, 2016 planning commission meeting, all present voted in favor, Planning Commissioner Harlicker abstained.

Planning Commissioner Harlicker asked if Lind would explain the conditional use request. Lind explained that Mr. Przymus was applying for a conditional use to have 28 assisted living units in the B-2 zoning district. Lind did explain that in the Parking Ordinance 156.085, there is a provision to approve parking with a joint facility.

There was discussion about how the restaurant is only open till 2:00pm each day and Mr. Przymus stated that the bar is never open unless someone rents it and that they only hold about 10 events in the banquet hall a year and it is mostly on weekends.

Planning Commissioner Johnson made the motion to approve the Conditional Use request for John Przymus being that there would be enough parking if it is shared with the other businesses located in the same building since the majority of the time all the businesses would not be in use at the same time. Planning Commissioner Billing seconded the motion.

Motion **passed** 3-1 with Planning Commissioner Novak voting against it. .

With no other business a motion to adjourn was made by Planning Commissioner Johnson, second by Planning Commissioner Harlicker, all present voted in favor and the meeting adjourned.

Minutes respectfully submitted by,

Marshall Lind

Marshall Lind
Zoning Administrator