

MILACA PLANNING COMMISSION

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MILACA WAS DULY HELD ON THE 14th DAY OF MAY 2018, AT 255 1st ST. E. FOR THE PURPOSE OF PUBLIC HEARING AND REGULAR MEETINGS.

UPON ROLL CALL, THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harlicker Joel Millam X
Luke Kotsmith Sherie BillingsX Arla Johnson X Pam Novak X

EX-OFFICIO MEMBERS:

Marshall Lind, Building Official/ Zoning Administrator **X**

Laurie Gahm, Liaison

Others Present:

John Przymus

Commissioner Novak opened the public hearing for the variance.

Public hearing for a request from City of Milaca Liquor Store for a sign variance for two free standing signs and one sign taller than the maximum height of 30 feet. The signs are located in the B-2 General Business District.

With no comments, Commissioner Novak closed the public hearing for the sign variance and opened the public hearing for the conditional use.

Public hearing for a request from John Przymus for a conditional use to have eighteen (18) assisted living units in a B-2 General Business Zoning District.

Mr. Przymus stated that the restaurant closed so he would like to add more assisted living on the East side of the building.

With no other comments, Commissioner Novak closed the public hearing for the conditional use and opened the public hearing for the final plat.

Public hearing for a request from AJW Contracting/CKW Developers for a Final Plat of Boulder Ridge Second Addition in the R-2 One and Two Family Residential District

With no comments, Commissioner Novak closed the public hearing.

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

Motion was made by Commissioner Johnson to approve the minutes of the April 9, 2018 planning commission meeting. Second by Commissioner Billings.

Motion **passed** unanimously

Commissioner Novak opened up discussion on the sign variance.

Lind stated that the Milaca Municipal Liquor Store was asking to have two free standing signs, one sign already exists and is located at the entrance of the liquor store parking lot. The second sign would be located at the SW corner of the liquor store parking lot. This sign would be 50 feet high so that it could be seen from HWY 169.

Commissioner Millam asked why the ordinance only allows a 30 foot high sign.

Lind explained that the sign ordinance covers all of the commercial zoned areas, and the City does not want signs over 30 feet high in the downtown area or going up Central Ave. The ordinance was most likely in place before the HWY bypass came in.

Commissioner Billings made the motion to approve the variance request to have two free standing signs and to have one free standing sign 50 feet tall. Commissioner Millam seconded the motion.

Motion **passed** unanimously.

Commissioner Novak opened up discussion on the conditional use request for 18 assisted living units in a B-2 General Business Zoning District from John Przymus.

Lind explained that Mr. Przymus is asking to have an additional 18 assisted living units in his building. 4 units would go where the swimming pool is located and 14 units would be going on the East side of the building where the restaurant and the bar were located. Lind explained that the restaurant and the bar would require 157 parking spaces and now there would only be 9 parking spaces required to meet our parking ordinance.

Commissioner Novak asked if there would still be a banquet hall, Mr. Przymus stated at this time there would be but there would be no more daycare in the building.

Commissioner Millam made the motion to approve the conditional use request to have 18 assisted living units in the B-2 General Business District. Motion was seconded by Commissioner Johnson.

Motion **passed** unanimously.

Commissioner Novak opened up discussion on the Final Plat for Boulder Ridge Second Addition from AJW/CKW Developers.

Lind explained that because this is only for one lot, the City Engineer and I decided that it would only require a final plat. But all other new plats for this development would require a preliminary and a final plat. Lind stated that this plat consists of one lot at the end of 9th St. NE on the South side of the road and the rest of the property would be an Outlot. Lind stated that if the commission recommends approving the final plat, that there is a condition that it must meet all of the City Engineers requirements.

Commissioner Billings made the motion to approve the Final Plat of Boulder Ridge Second Addition with the condition that it meets all of the City Engineers requirements. Commissioner Johnson seconded the motion.

Motion **passed** unanimously.

Commissioner Novak opened up discussion on parking requirements.

Lind explained that the owner of 105 1st St. W. was at the City Council meeting and was asking to have the parking ordinance changed because he does not have any off street parking for his rental

units. The owner explained that he did rent parking space from the beauty shop down the road, but if the lot is plowed and his renters were still parked there, he had to pay to have the lot plowed again. Commissioner Millam stated that he did not think that the parking should be restricted during the summer, the City does not need to sweep everyday and maybe limit the parking for only a couple days of the week to allow for sweeping. But he did realize that snow fall cannot be predicted so the restrictions should be on during the winter time.

Commissioner Billings stated that she heard that the building was being sold.

Lind stated that he did receive a phone call from a person asking if there are any issues with the building because he was looking at purchasing it, Lind told him about the parking issues and the issue with the Fire Marshal, the person said he was aware of both of those issues.

Commission Millam stated that if he is aware of the issues and is still going to buy it, then the ordinance should stay the same.

It was the recommendation of the Planning Commission that the parking ordinance stay the same because it could not be changed in the winter because of plowing issues.

With no other business a motion to adjourn was made by Commissioner Millam, second by Commissioner Johnson.

Motion **passed** unanimously

Minutes respectfully submitted by,

Marshall Lind

Marshall Lind
Zoning Administrator