

**MINUTES OF THE PLANNING COMMISSION MEETING  
HELD JUNE 22, 2022, 6:00 PM**

Members Present: Mayor Ken Tutaj, Alderman Steve Wattawa, Commission Members Eric Stemwell, Tom Kiepczynski, Tim Niemiec, and Charles Buechel.

Excused: Richard Lentz.

Also present: City Administrator Mark Johnsrud, City Engineer/Director of Public Works Melinda Dejewski, City Attorney Paul Alexy, representing 2040 E. St. Francis Avenue – Joe Nettesheim.

**1. Call to Order**

The meeting was called to order by Mayor Tutaj at 6:00pm.

**2. Minute Approval**

A motion was made by Alderman Wattawa, seconded by Commissioner Buechel to approve the minutes of the May 25, 2022 meeting. Motion carried.

**3. Correspondence**

None.

**4. Discussion and Possible Action**

**Change of Zoning Application – 2040 E. St. Francis Avenue M1-SU to M1-SU for Rental of U-Haul Trucks/Vans**

City Attorney Alexy began with a review of the history of the property. The zoning was changed in 2015 to allow for self-storage. There were issues with completion of the project. The current issue is that the site is being used for a U-Haul facility without the proper zoning. The City has attempted compliance with the owners – Darrick and Becky Dysland – without success. Mr. Nettesheim is now representing and working with the owner and has submitted the application for rezoning to bring the site into compliance.

City Attorney Alexy stated that they are requesting signage indicating that the site is a U-Haul facility and the 1-2 U-Haul vehicles be allowed to be parked on the site. The request is to allow up to 4 vehicles to be stored on the site. The proposed site plan shows that the vehicles will be parked behind, to the north, of the existing Building 1 which faces E. St. Francis Avenue. This will screen them from the street.

City Attorney Alexy stated that one concern voiced by the residents in the area was traffic congestion and the status of the school bus route.

City Administrator Johnsrud indicated that there are no traffic issues and it is no longer a school bus route.

Alderman Wattawa stated that it appears that there will be up to 12 vans and trucks stored on the site. Mr. Nettesheim clarified that the anticipation is that there will be 12 visits per month to the site, not the number of vehicles on the site at one time. He also added that there will not be any trailer, only vans and small box trucks of 14 feet and no sale of moving materials.

Commissioner Kiepczynski asked if there will be anyone on site to service the customers. Mr. Nettesheim stated that it is only a drop off site. Mr. Dysland will review the vehicles and check them in and out. The reservations are all online.

There was a question regarding how long the site had been active as a U-Haul facility. Mr. Nettesheim stated he did not know but it was an active business when he started working with the Dyslands. He discovered it needed the proper zoning.

Mayor Tutaj stated the Dyslands typically ask for forgiveness rather than permission. Mr. Nettesheim stated that now that he is involved, that is not the way he conducts business and he is there to get issues resolved.

Mr. Nettesheim stated that he has been involved with the Dyslands since last summer with a passive role. He was not satisfied with the progress. He has taken an active role since March and now has an understanding of the outstanding issues.

Alderman Wattawa stated that the development has been an eyesore for many years. Doors are off the hinges, wires are hanging out, and many other issues. Mayor Tutaj added that since there have been so many issues for many years, it is hard not to be skeptical.

Mr. Nettesheim stated that he is a CPA with experience with litigation situations. He controls situations. He will provide receipts or orders. He will escrow funds with the City. He indicated that supply chain issues are his biggest concern since they are out of his control. He is working on a revised compliance schedule. They are working on retaining an architect to prepare plans for the repairs needed on Building 3. His intent is to get all required and applicable permissions to use the site for self-storage and U-Haul. He returns to Florida in October and his goal is to have the site properly permitted and completed before he returns. His oversight does not stop when he returns though. He will still be checking the site. He would prefer to escrow the funds rather than the Letter of Credit.

All the Commissioners and Mayor indicated that they do not trust the Dyslands. The City has been continually lied to and they have not followed through on many, many issues brought to them.

City Administrator Johnsrud stated that the escrow would be a good solution if it can be linked to the zoning and completion of the compliance issues.

Commissioner Niemiec asked if the history had not happened, would the project be approved by the City.

There was discussion regarding next steps. A public hearing is required regardless of recommendation. Mr. Nettesheim will work on a draft of an escrow agreement. The City will provide names of architects that they have seen on developments in the past. City Administrator Johnsrud recommended that the issue be referred to the July 27, 2022 meeting so some of these issues can be worked on.

A motion was made by Alderman Wattawa, seconded by Commissioner Stemwell to refer the matter to the July 27, 2022 Planning Commission meeting for further consideration consistent with the discussion during the June 22, 2022 meeting.

On the question, Alderman Wattawa asked if the 14 foot truck would fit in the spaces behind the building. The parking spaces are 19 or 20 feet long so they should fit. Commissioner Kiepczynski asked for the Fire Department to check on the parking.

Motion carried.

## **5. Unfinished Business**

None.

## **6 Adjourn**

A motion was made by Commissioner Buechel, seconded by Alderman Wattawa to adjourn. Motion carried. Meeting adjourned at 7:04pm.