

## **MINUTES OF THE PLANNING COMMISSION MEETING HELD JULY 24, 2024**

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Present: Mayor Tutaj, Alderwoman Fliss, Charles Buechel, Tom Kiepczynski, Richard Lentz, and Eric Stemwell. Tim Niemiec was excused.

Also Present: City Administrator Mark Johnsrud and City Engineer Bill Pinnow

Mayor Tutaj called the meeting to order at 7:00 p.m.

### **Minutes:**

Moved by Alderwoman Fliss, seconded by Tom Kiepczynski to place on file the minutes of the Planning Commission meeting held July 24, 2024. Motion carried.

### **Parcel 592-9972-001 – Application for Rezoning from M-1 Limited Industrial to R-2 Single Family and Duplex Residential**

Owner: RFCB Revocable Trust; Applicant: RFCB Revocable Trust

City Administrator Johnsrud explained that the owners wish to rezone this 1.215 acre parcel adjacent to the City Department of Public Works Facility from M-1 Limited Industrial to R-2 Single Family and Duplex Residential. The owners also own 4330 S. Iowa Avenue and wish to combine the two parcels by certified survey map (CSM) to construct a single family home. The City Comprehensive Plan includes this parcel within the Airport Industrial district which identifies only industrial or business use for this parcel.

City Attorney Alexy (by phone) explained that the Common Council cannot rezone this parcel from M-1 Limited Industrial to R-2 Single Family and Duplex Residential without first amending the City Comprehensive Plan.

Moved by Alderwoman Fliss, seconded by Richard Lentz to recommend approval of the request for rezoning of Parcel 592-9972-001 from M-1 Limited Industrial to R-2 Single Family and Duplex Residential subject to amending the City Comprehensive Plan. Motion carried.

### **1775 and 1785 E. Bolivar Avenue – Certified Survey Map (CSM)**

City Administrator Johnsrud explained that Becker Boiler Co. Inc. is subdividing 1785 E. Bolivar Avenue and selling it to Jaxson Real Estate, LLC at 1775 E. Bolivar Avenue. The certified survey map (CSM) reflects this subdivision and combining of parcels.

Moved by Alderwoman Fliss, seconded by Richard Lentz to recommend approval of the certified survey map (CSM) subject to approval of the City Engineer and City Attorney. Motion carried.

### **Adjourn:**

Moved by Alderwoman Fliss, seconded by Charles Buechel to adjourn. Motion carried.

Time: 7:12 p.m.