

**PLAN COMMISSION MEETING MINUTES
CITY OF SUPERIOR
Wednesday, November 18, 2015**

The Plan Commission Meeting for the City of Superior was called to order by Economic Development, Planning & Port Director Serck at 3:02 p.m. in the Government Center Board Room 201.

ROLL CALL

Members present: Tom Fennessey, Esther Dalbec, John DeVinck, Jack Sweeney, Brent Fennessey, and Dave Strum

Members excused: Mayor Bruce Hagen, Kalee Hermanson, Greg Date

Staff present: Jason Serck, Allison Johnson

Others present: Don Walberg, Jeff Greely, Elise Barnard, Bonni Germond, Don Czowski
There being a quorum present, the meeting was in order.

APPROVAL OF MINUTES

MOTION by Commissioner Dalbec, seconded by T. Fennessey, and carried to approve the minutes of August 19, 2015.

NEW BUSINESS

1. Elise Barnard's Request to Rezone Properties in the vicinity of 24th Avenue East and East 16th Street from SUB, Suburban District to M2-Heavy Manufacturing District. (RZ 15-06)

Economic Development, Planning and Port Director, Serck explained that Elise Barnard has been trying to sell the property for several years. JR Heineman, a general contracting business, from Saginaw, MI would like to purchase the property pending on a rezone approval. They have worked in the Superior area for a few years and would like to use the property for truck storage, building material storage, and possibly construct a small office facility. They would raze the house and use the existing large commercial building for the time being. The property is very near to several other manufacturing facilities and should not stand out in the area.

Don Czowski from JR Heineman spoke about the project. They plan to fence the area, including locked gates at the entrances, grade and fill, pave the driving surfaces, and also landscape along the roadway. They do not store any harmful chemicals and plan to meet all building codes and follow environmental guidelines when necessary.

MOTION by Commissioner T. Fennessey, seconded by Dalbec, and carried, to approve Elise Barnard's Request to Rezone Properties from SUB, Suburban District to M2-Heavy Manufacturing District.

2. Administrative Request to Rezone Properties in the vicinity of 24th Avenue East and East 14th Street from M2-Heavy Manufacturing District to R1B, One-family Residential District. (RZ 15-07)

Serck explained that during another project earlier this year the residents including in this rezone area expressed concerns that their properties were rezoned to M2, Manufacturing District-Heavy without their notification. The rezone took place prior to 1988 when there were little records to show the change in zoning. The return to R1B, One-family Residential District will help with resale of their properties, as well as for future improvements or additions that could be made to their homes.

MOTION by Commissioner Dalbec, seconded by Sweeney, and carried, to approve the Administrative Request to Rezone Properties from M2-Heavy Manufacturing District to R1B, One-family Residential District.

3. Review and approval of an ordinance to allow storage facilities in residential districts with a special use permit.

Serck explained that this ordinance went before the plan commissioners this past summer. The Planning Department was asked to change some of the wording and flush out the descriptions of the expectations. This ordinance will now serve as precedence for any future construction of storage units within a residential district that abuts an M-2, Manufacturing District-Heavy.

MOTION by Commissioner Sweeney, seconded by Dalbec, and carried, to approve the ordinance to allow storage facilities in residential districts with a special use permit.

OTHER BUSINESS

ADJOURNMENT

MOTION by Commissioner T. Fennessey, seconded by Dalbec, and carried, to adjourn the meeting. The meeting adjourned at 3:20 p.m.

Respectfully Submitted by:
Allison Johnson
Staff Assistant
City of Superior