

PLAN COMMISSION Minutes

November 16th, 2022 Regular Meeting

The meeting was called to order by Vice-Chair Dennis Dalbec at 4:00 pm on November 16th, 2022 in Government Center Room 201.

1 ROLL CALL

PRESENT: *Dennis Dalbec (vice chair), Brent Fennessey, Lindsey Graskey, Brian Finstad, Ann Porter, Garner Moffat*

VIRTUAL: *Tylor Elm, Jim Paine (joined at 4:10)*

ABSENT: *Dave Strum*

CITY STAFF PRESENT: *Planning, Economic Development and Port Director Jason Serck, Planning Assistant Stephanie Becken*

OTHERS PRESENT: *Jeff Cushman, Shelly Nelson, Sean Lentz, Bob Toftey, Jenny Van Sickle (online)*

2 APPROVAL OF MINUTES

MOTION to approve minutes by Commissioner Graskey, seconded by Commissioner Porter. Commissioner Moffat noted a spelling error to be corrected, carried.

3 OLD BUSINESS

4 NEW BUSINESS

- 4.1 Public Hearing for Proposed Project Plan, creation of the Tax Incremental District and Boundaries for proposed Tax Incremental District Number 18 (Henry Cohen Drive and Norther 34th Street) Project.

Commissioner Porter stepped out at 4:04 due to conflict of interest.

Sean Lentz with Ehlers presented the draft of the TID 18 project plan. Director Serck clarified that projected numbers in the plan are some of the most accurate projections they've ever been able to offer on a TID due to the projects already having some planning done by developers. Serck also said Mayor Paine is asking more TIF funds to be designated for building up infrastructure as allowed by the TID process. Commissioner Fennessey asked how that worked and if funding more to infrastructure takes away incentives for building. Fennessey also asked for clarification on the ½ mile radius. Lentz shared that the ½ mile was started around 2007 and has been used by municipalities more in recent years. Serck noted the existing numbers presented in the plan were used for factoring in both economic incentives and the infrastructure, so it did not appear increasing infrastructure would cause any hardships. Legal representative, Bob Toftey, elaborated on the topic, noting that developers entered into agreements with the City, and that commitment from the city ensured that agreed upon payments would be made to the developer, regardless of infrastructure goals. Currently, the 'pay as you go' method is preferred, as it ties incentives to the developer paying taxes—usually making the payment a return of all or a portion of the taxes they have paid for a period.

Lentz also shared that any project done within the half mile radius for development could potentially ask for TID agreement financing, but any taxation change would not be captured for use in the TID, but would go to general taxation.

Vice Chair Dalbec announced the public hearing and called for input 3 times. He closed the hearing.

4.2 Resolution of the Plan Commission of the City of Superior approving the Project Plan and establishing boundaries for Tax Incremental District No. 19 City of Superior, Wisconsin and Recommendation for the creation thereof.

MOTION by Fennessey to approve the resolution. Seconded by Moffat, carried.

4.3 William Stack's request to submit a Certified Survey Map for property located on North 34th Street. CSM 22-05

MOTION by Fennessey to approve the request. Seconded by Moffat, carried.

Commissioner Porter returned at 4:27

4.4 Scenery and Home Superior Landscaping Project Presentation by Council President Van Sickle

Council President Van Sickle shared her thoughts on doing a pilot project to encourage landscaping improvement. Commissioner Finstad expressed approval for the idea as it applied to intentional aesthetic improvements. Commissioner Fennessey asked if other examples existed. President Van Sickle did not know of any direct ones. Assistant Becken shared there are others available, but mostly at much larger scale or in sweep-stakes style format.

Discussion continued with clarifying the end goal as beautification, but with openness to what that might mean as far as grouping neighborhoods, choosing recipients, and community buy-in. Commissioners were encouraged to continue thinking about what they might want to see as far as criteria, how the program recipients might be chosen (either through public voting process or through committee), and the topic will be revisited in December.

5 RECURRING BUSINESS

5.1 Zoning Code Update

- a. RFP language discussion
- b. Presentation by Commissioner Moffat

Both items held in committee until December when commission is hopefully whole and in person. Commissioner Moffat and staff will meet before December meeting.

6 ADJOURNMENT

MOTION to adjourn by Commissioner Graskey, seconded by Fennessey, carried.

Respectfully submitted by Stephanie Becken.