

**PLAN COMMISSION MEETING MINUTES  
CITY OF SUPERIOR  
Wednesday, July 15, 2015**

The Plan Commission Meeting for the City of Superior was called to order by Economic Development, Planning & Port Director Serck at 3:08 p.m. in the Government Center Board Room 201.

**ROLL CALL**

**Members present:** Tom Fennessey, Brent Fennessey, Esther Dalbec, John DeVinck, and Greg Date, Jack Sweeney

**Members excused:** Mayor Bruce Hagen, Kalee Hermanson

**Staff present:** Jason Serck, Krista Anderson, Allison Johnson

**Others present:** Shelley Nelson, Matthew Doolittle, Steve Doolittle, Phil Gemuenden

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 June 17, 2015.**

**NEW BUSINESS**

1. Central Assembly of God's request to vacate an alley located in the vicinity of Hammond Avenue and North 31<sup>st</sup> Street. (VAC 15-05)

Krista Anderson, City Planner, mentioned that years ago Central Assembly of God did a large vacation of their property but at the time abutting property owners did not sign off on the vacation of the remaining alley. They now own all abutting property and are looking to complete the vacation and make their property contiguous.

**MOTION by Commissioner T. Fennessey, seconded by Date, and carried, to approve Central Assembly of God's request to vacate an alley located in the vicinity of Hammond Avenue and North 31<sup>st</sup> Street.**

2. Phillip Gemuenden's Request to Rezone Property from R3, Apartment Residential District to C4, Central Business Commercial District. (RZ 15-04)

Phillip Gemuenden, on behalf of IDS Waterjet Cutting spoke about their plans for the property if the rezone were to pass. Their business is growing and they need additional storage space for their inventory both before and after fabrication. They have already searched for an alternative property for their business but were unable to find a suitable location. Deciding to work with the parking area they already own they plan to fence in their property, screen and landscape so that inventory will not be visible from the street. They work with very large, heavy steel products and currently some of the neighborhood children play in the parking area and on their products. Their main concern is to ensure the safety of the neighborhood by closing off the area while also

improving the aesthetics with a fence that would complement a residential district. They plan to utilize the alley and a side parking area to avoid truck traffic on North 13<sup>th</sup> Street.

**MOTION by Commissioner Dalbec, seconded by B. Fennesey, and carried, to approve Phillip Gemuenden's Request to Rezone Property from R3, Apartment Residential District to C4, Central Business Commercial District.**

3. Matthew Doolittle's Request to Rezone Properties from R1B, One-Family Residential District to M2, Manufacturing District-Heavy. (RZ 15-05)

Serck mentioned that the Doolittle's intend to rezone their property to build mini storage units. They started the process in 2008 but were denied because an abutting neighbor opposed the rezone. The Doolittle's now own all the property in the rezone area and the Calumet property is included in the rezone to keep the district boundaries clear and definable. Serck mentioned that a different zoning district is a possibility but that would be "spot zoning" which is generally discouraged. The concerns expressed by neighboring property owners is the open-ended future use of the land if it is zoned M2-Manufacturing District-Heavy, and would like to see some reassurance that a larger industrial facility could not move in there. The Commissioners asked Serck if he could work out a Special Use Permit for the property that would keep it zoned residential but allow for the construction of mini storage units. Serck said that would be a possibility and that he would continue to work with the Doolittle's towards that.

**MOTION by Commissioner Sweeney, seconded by Dalbec, and carried, to table Matthew Doolittle's Request to Rezone Properties from R1B, One-Family Residential District to M2, Manufacturing District-Heavy for thirty days.**

### OTHER BUSINESS

### ADJOURNMENT

**MOTION by Commissioner T. Fennesey, seconded by Dalbec, and carried, to adjourn the meeting. The meeting adjourned at 3:34 p.m.**

Respectfully Submitted by:  
Allison Johnson  
Staff Assistant  
City of Superior