

**CITY OF RHINELANDER
PLANNING COMMISSION MINUTES
TUESDAY, JULY 22, 2014**

MEMBERS PRESENT: Mayor Dick Johns, Mark Pelletier, George Kirby, Sandy Bergman, Jim Leschke, and Russ Brown.

MEMBERS ABSENT: Joe Sturzl

OTHERS PRESENT: Fire Chief Terry Williams, City Administrator Blaine Oborn, Michael (Mike) Rollert Bethesda, Ross Boettcher Bethesda, Nancy Schroepf Bethesda, Kathy Todd Bethesda, Jack Bergman, Barb Bergman, Marcus Neseemann River News, John Johnson Intern.

CALL MEETING TO ORDER: The meeting was called to order by Chairman Dick Johns at 4:00 P.M., noting there was a quorum present to conduct business, the media had been properly notified and the agenda duly posted.

APPROVAL OF MEETING MINUTES OF JUNE 17, 2014. MOTION BY LESCHKE/BROWN TO APPROVE MEETING MINUTES OF JUNE 17, 2014. 6 AYE, 0 NAY, 1 ABSENT (STURZL); MOTION TO APPROVE CARRIED.

UNFINISHED BUSINESS:

COMPREHENSIVE PLAN – *Discuss/Approve/Disapprove any and all changes and updates to the Comprehensive plan; to include the Public Participation Plan.* Oborn explained to all the survey draft and the time line; Blaine asked for any input or changes that they would like to see. Bergman suggested human resource from large employers could assist with great information and input. Leschke suggested a door to door distribution or other suggestions were website, emails, senior center type locations, etc. Oborn stated that they are in the early stages of planning and distribution of the survey. Oborn stated that no action is required at this time; just wanted to share with the group and discuss options and get input from the commission; will bring back at a later meeting.

NEW BUSINESS:

MAP AMENDMENT ZONING CHANGE AND CONDITIONAL USE PERMIT–

Discuss/Approve/Disapprove Map Amendment Zoning change and Conditional Use Permit request for Bethesda Lutheran Communities, Inc., 600 Hoffmann Drive, Watertown, WI. 53094, agent for School District of Rhineland, 665 Coolidge Avenue., Rhineland WI, owner of property located at 511 South Pelham Street, Rhineland, is requesting a Map Amendment Zoning Change for 511 South Pelham Street (RH331-1) and RH2622; RH2621; RH841-1. Present zoning is R-2 (Two-Family Residence); proposed zoning is CB (Community Building District). And a Conditional Use permit for the purpose of locating Bethesda's Employment and Community Life Center and Regional Offices and signage for property located at 511 South Pelham Street, Rhineland. Williams explained to all the location is the old South Park School building and that as part of the sale of the building, they will need to have a zoning change and conditional use to use the property for their use; he explained that there is plenty of parking and large area for expansion or use and a very low impact on the community from a school to the proposed use. MOTION TO APPROVE BY LESCHKE/PELLETIER TO APPROVE MAP AMENDMENT ZONING CHANGE FOR 511 SOUTH PELHAM STREET (RH331-1) AND RH2622; RH2621; RH841-1 FROM THE PRESENT ZONING R-2 (TWO-FAMILY RESIDENCE) TO CB (COMMUNITY BUILDING DISTRICT) AND A CONDITIONAL USE PERMIT FOR THE PURPOSE OF LOCATING BETHESDA'S EMPLOYMENT AND COMMUNITY LIFE CENTER AND REGIONAL OFFICES AND SIGNAGE FOR PROPERTY. Bergman questioned and confirmed that there will be no sleeping quarters or residential space on the property; it was confirmed that this is not an adult day care, but it is for vocational use. Bethesda stated that they, as a courtesy, send out a note stating who they are and what they do. Pelletier stated that he feels that the impact, compared to school activities, will be much less for the neighborhood. 6 AYE, 0 NAY, 1 ABSENT (STURZL), MOTION

TO APPROVE CARRIED. Kathy Todd discussed that the traffic flow will be kept to a minimum and planned for rear parking area of the property.

CONDITIONAL USE PERMIT – *Discuss/Approve/Disapprove Conditional Use Permit for Bergman Rental Properties, 2354 Bergman Road, Rhinelander, owner of property located at 16 Randall Avenue (RH312), is requesting a Conditional Use Permit for the purpose of locating a residential unit below the second floor. Current Zoning is B-2 (Central Business).* Williams explained that this is in both a residential and business community; the owners take great care of the property and feels that request is a good fit for the area. Discussion took place regarding the fact that it is zoned business and they would like to have the option to rent as residential. Bergman discussed the dilemma that people are in for rentals; Pelletier stated that it is a good fit for residential and for a business. Barb Bergman stated that they have had inquires about using it as residential and would like to have the option to do that. Discussion took place regarding time frames of the conditional use and possible rezoning of the property. **MOTION BY KIRBY/BROWN TO APPROVE CONDITIONAL USE PERMIT FOR BERGMAN RENTAL PROPERTIES FOR THE PROPERTY LOCATED 16 RANDALL AVENUE (RH312) FOR THE PURPOSE OF LOCATING RESIDENTIAL UNIT BELOW THE SECOND FLOOR.** Leschke stated that he is concerned that they are opening more doors for this type of change. Williams explained that that is why it is in the Conditional Use process to look at each case and location of the request to eliminate the opening of doors. 6 AYE, 0 NAY, 1 ABSENT (STURZL). **MOTION TO APPROVE CARRIED.**

MATTERS OF EMERGENCY/INFORMATIONAL NATURE:

- None at this time.

FUTURE AGENDA REQUESTS AND MEETING DATE:

- Tuesday, August 19, 2014 4:00 PM City Hall
- Tuesday, September 23, 2014 4:00 PM City Hall
- Future – Zoning permits building permit changes due to state changes. Approached by the state as an agent municipal comm. Building plan reviews – send to plan and ppp.

ADJOURNMENT: MOTION BY LESCHKE/KIRBY TO ADJOURN PLANNING COMMISSION MEETING FOR TUESDAY, JUNE 17, 2014 AT 5:30 PM, 6 AYE, 0 NAY, 1 ABSENT (STURZL); MOTION TO ADJOURN CARRIED.

APPROVED BY: _____ RECEIVED BY: _____