



**City of Newport
Planning Commission Minutes
March 12, 2015**

1. CALL TO ORDER

Chairperson Mahmood called the meeting to order at 6:00 P.M.

2. ROLL CALL -

Commissioners present –Anthony Mahmood, Kevin Haley, Marvin Taylor, David Tweeten

Commissioners absent – Matt Prestegaard,

Also present –Deb Hill, City Administrator; Renee Eisenbeisz, Executive Analyst; Sherri Buss, TKDA Planner; Tom Ingemann, Council Liaison

3. NOMINATION AND APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON FOR 2015

Executive Analyst Eisenbeisz - Per the Planning Commission Guide, last year's vice-chair, which was Anthony, moves up to Chairperson. If he accepts that, we just need to nominate a vice-chair for the year.

Chairperson Mahmood - I'll accept chairperson.

Motion by Tweeten, seconded by Mahmood to appoint Kevin Haley as the Vice-Chair for 2015. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Planning Commission Minutes of December 11, 2014

Motion by Haley, seconded by Mahmood, to approve the December 11, 2014 minutes as presented. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

B. Planning Commission Minutes of February 12, 2015 Workshop

Motion by Haley, seconded by Mahmood, to approve the February 12, 2015 minutes as presented. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

5. APPOINTMENTS WITH COMMISSION

A. Public Hearing – To consider an application from Paul Haagenson for Approval of a Variance for Property Located at 95 7th Avenue

Sherri Buss, TKDA Planner, presented on this item as outlined in the March 12, 2015 Planning Commission packet.

Vice-Chair Haley - Tom, do you have any issues with fire trucks? It's tight back there.

Councilman Ingemann - It should be good.

Vice-Chair Haley - Has it been surveyed?

The Public Hearing opened at 6:10 p.m.

Rich Bruhn, Chippewa Falls - I'm the previous owner, the building was there in 1974. I did get a survey because one of the roads was never properly closed. That was about five years ago. When Paul bought it, we had a survey done as well. The northwest corner of the building is sitting right on the property line. I've spoken with the refinery and they said they don't mind.

Vice-Chair Haley - I don't have a problem other than the fire concern.

Mr. Bruhn - The access to it is off of 7th Avenue and we don't keep flammables up there, it's mainly vehicles or equipment.

Paul Haagenson, 95 7th Avenue - I'm the current owner of the property. We want to make the building bigger to get more room. I have one renter that parks equipment on the north side of the building. I might end up taking a smaller shed out to make more room. I also want to clean up the back and put up a fence. My goal is to improve the property and make it more functional.

Vice-Chair Haley - I'm glad the property is being used.

Mr. Haagenson - I don't think there will be any problem gaining access back there, it's a small area.

David Tweeten - What's the purpose of the side setback?

Ms. Buss - There's generally a desire to have space between the building and adjacent property so they can do maintenance around buildings without going on to the neighboring properties. If it was a residential use next door the setback issue would be more of a concern but since it's an industrial use and they haven't come to voice any concerns, it's fine.

David Tweeten - What are the railroad regulations?

Ms. Buss - They can't impose on a neighboring parcel.

Mr. Haagenson - I don't believe we've ever had an issue with the railroad.

Mr. Bruhn - All of the other buildings are right on the property line because they were built a long time ago.

Ms. Buss - Yes, so they're non-conforming, they were legal when it was built.

The Public Hearing closed at 6:20p.m.

Motion by Tweeten, seconded by Haley, to approve Resolution No. P.C. 2015-1 as presented recommending that the City Council approve a variance for property located at 95 7th Avenue. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

B. Discussion Regarding Amending Section 1325, Antennas and Towers

Sherri Buss, TKDA Planner, presented on this item as outlined in the March 12, 2015 Planning Commission packet. The Planning Commission discussed amending Section 1325 to clarify it. Staff will bring forward a Resolution for consideration with the recommendations presented at the March 12, 2015 meeting and the following changes:

- Allow towers or monopoles in all districts

- Have a maximum height of 175 feet for all districts
- State that setbacks may be doubled along bluff lines
- Remove the lot size requirement and instead require the setback to be at least the height of the pole or tower plus 25 feet from the nearest residential unit
- Add definitions and state that a monopole is the same as a tower
- Combine 1325.02(C) and 1325.02(D)

Additionally, staff will send the draft ordinance to tower contractors for review before the next meeting.

6. COMMISSION AND STAFF REPORTS

7. NEW BUSINESS

8. ANNOUNCEMENTS

A. Upcoming Meetings and Events:

1. City Council Meeting	March 19, 2015	5:30 p.m.
2. City Council Meeting	April 2, 2015	5:30 p.m.
3. Planning Commission Meeting	April 9, 2015	6:00 p.m.
4. City Council Meeting	April 16, 2015	5:30 p.m.

9. ADJOURNMENT

Motion by Haley, seconded by Tweeten, to adjourn the Planning Commission Meeting at 6:57 p.m. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

Signed: _____
 Anthony Mahmood, Chairperson

Respectfully submitted,

Renee Eisenbeisz
 Executive Analyst