

February 2, 2023

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:00pm by Hyslop.

Roll Call: John Hletko, Kim Schaffer, Mike Adamovich, Mary Horant and Deb Brown. Also in attendance; Robin Ginner and Becky Bolte

Motion by Adamovich, 2nd by Schaffer to approve the minutes of the 12/1/22 meeting as presented. Carried all with Horant abstaining.

A) Public Hearing on the addition to Bulk Regulations of the municipal zoning code, Chapter 106, Article VII, Sec 106-561 schedule of regulations: (10) Utilities will not be connected to vacant property. A residential or commercial building must be present, or in the process of actively being built, before electric, water and/or sewer utility service will be connected to the property. The public hearing was opened by Mayor Hyslop with no one in the audience. Ginner presented that this change was brought about by two properties that have some utilities installed and are using their properties as campsites. The City does not allow overnight camping by ordinance. Hletko asked for clarification as to what constitutes in the process of actively being built, with Ginner responding with the permit must be pulled and there must be action towards building a structure. Adamovich asked if there would be time limits attached to this, Ginner responded a permit is for two years. Horant asked if the City has Occupancy ordinance defining what constitutes completion such as siding on exterior with Ginner confirming the City does not. Those vacant properties that have water will have water capped and City will be actively enforcing the no camping ordinance. Hyslop expressed concern over once the resident gets utilities installed, if they stop construction, can we pull utilities. Hyslop suggested a footnote on the permit application stating if construction is not completed in the two years, the City can pull utilities, citing the utilities would be a temporary service until building completion. Grassl provided an email statement to the Commission that was read into record by Hletko stating his support to the addition. *Motion by Hletko, 2nd by Adamovich to recommend to the City Council, the addition of: (10) Utilities will not be connected to vacant property. A residential or commercial building must be present, or in the process of actively being built, before electric, water and/or sewer utility service will be connected to the property, to Chapter 106, Article VII, Sec 106-561 schedule of regulations. Carried on a roll call vote all.*

Motion by Hletko, 2nd by Adamovich by to adjourn at 5:15pm.

Becky J Bolte – Clerk