

August 7, 2023

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

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

Motion by Grassl, 2nd by Schaffer to approve the minutes of the 7/6/23 meeting as presented. Carried, with Horant abstaining.

A) Ahlborn Land Holdings, LLC/Ahlborn Equipment Inc. is seeking a conditional use permit to establish operations, per Eagle River Ordinance Sec. 106-503 Uses by Conditional Grant, (e) wholesale, warehousing, storage and distribution, at the northwest corner of US Highway 45 and County Highway G in the City of Eagle River. The parcel, computer number 221-960-043, is described as LOT 1 19CS268 CSM 5373 PRT NW NW, NE NW, SE NW, SW NW, PRT SE SW, SW SW S16 FKA LOT 1 16CS354. The public hearing opened with petitioner representative, Woody Ahlborn, giving background of their company and the reasons for locating in the Eagle River area. No members of the public were in attendance. Ahlborn presented his concept plan: 3-4 warehouses, each approximately 12000 Sq Ft in size with office space in the front on parcel #221-960-043, explaining the CUP is required for his offer to purchase the land to verify that he allowed to do what he intends. Shipping containers were brought up by Grassl with confirmation that containers would be temporary not permanent. Discussion on how the property is zoned, currently zoned Industrial. Schaffer asked about the NPSD sign on the property with Ahlborn stating it could stay. Grassl questioned approving the CUP without building or design plans. Mayor Hyslop stated we are approving to proceed based on the concept and suggested Ahlborn be required to bring plan back to Planning Commission once a plan is in place.

Motion by Grassl, 2nd by Horant to recommend City Council approval of a conditional use permit for Ahlborn Land Holdings LLC/Ahlborn Equipment Inc. to establish operations, per Eagle River Ordinance Sec 106-503, Uses by Conditional Grant, (e) wholesale, warehousing, storage, and distribution, at the NW corner of US Hwy 45 and County Hwy G in the City of Eagle River, the parcel #221-960-043. Approval is subject to Planning Commission review of the site plan when plan becomes available. Carried on a roll call vote, all.

Motion by Horant, 2nd by Adamovich to adjourn at 5:32pm.

Becky J Bolte – Clerk