

December 5, 2023

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

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

*Motion by Grassl, 2<sup>nd</sup> by Adamovich to approve the minutes of the 11/2/23 meeting as presented. Carried with Horant abstaining.*

A) Ahlborn Equipment industrial development at Highway G and North Railroad Street, Approval of draft site and building plans. Ahlborn provided updated plans and renderings for two, 12,000 square feet buildings. Ginner stated a Conditional Use Permit was granted in August and the agenda item was a follow up with site plans. Mike Kilinski of Urban Construction was in attendance representing Ahlborn Equipment, Ahlborn Land Holdings. Ginner presented that Rob Hom, airport manager, confirmed that the 22' height is OK with FAA regulations. Horant asked about a third retail/office building originally discussed with Kilinski responding NPSD building trades program is building the 26' x 52' retail/office space building. Schaffer asked about road access, Kilinski responded access would be Hwy G or Hwy 45 with DOT needing to grant approval for Hwy 45. Grassl asked for confirmation on access with median on Hwy G with Kilinski responding the trucks would pull out wide. Schaffer confirmed that the NPSD sign would be allowed to stay at its current location. *Motion by Horant, 2<sup>nd</sup> by Brown to approve draft site and building plans for Ahlborn Equipment, Ahlborn Land Holdings, industrial development at Hwy G and N Railroad Street as presented. Carried, all.*

B) Affordable Housing Taskforce – Appointment of ad hoc subcommittee of the Planning Commission: Karen Margelofsky and Jim Holperin were in attendance representing the Affordable Housing Taskforce. Schaffer reported this was item was sent to the Planning Commission at the recommendation of the City Council at the 11-14-23 Regular City Council meeting. Ginner presented the Affordable Housing Taskforce has been a subcommittee of ERRP for about a year and the creation of the Planning Commission Ad Hoc subcommittee on Affordable Housing would allow the subcommittee to have more official power to negotiate with developers and parcel owners, and request grants or other funding options to assist with housing development. The subcommittee on Affordable Housing would bring recommendations to the Planning Commission for further review and/or potential approval for recommendations to the City Council. Schaffer explained the structure of how it would work: Monthly ad hoc subcommittee meeting, to Planning Commission as updated by Planning Commission member of the subcommittee, recommendation to City Council. *Motion by Hletko, 2<sup>nd</sup> by Horant to recommend to City Council the creation of a Planning Commission ad hoc subcommittee on Affordable Housing. Carried on a roll call vote, all. Motion by Horant, 2<sup>nd</sup> by Adamovich to recommend to the City Council the appointment of John Hletko, Planning Commission liaison to the Affordable Housing subcommittee. Carried, all.*

*Motion by Hletko, 2<sup>nd</sup> by Horant to adjourn at 5:25pm.*

Becky J Bolte – Clerk