

September 5, 2024

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

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

Motion Grassl, 2nd by Adamovich to approve the minutes of the 8/1/24 meeting. Carried, all with Horant abstaining.

a) Premier Eagle River, LLC architectural plans to construct a multi-family housing complex consisting of up to 36 units, on Parcel #221-1060-05, described as NW-NE, Sect. 34, T40N,R10E, PRT NW NE EXC 507081,547546,593411. The parcel is located at the northeast corner of US Highway 45/East Pine Street, Wall Street, and State Highway 70 East. Ginner presented the Commissioners with a site plan and lighting plan for the proposed building development on parcel 221-1060-05. Ginner addressed concerns by neighboring parcel residents for privacy, stating that the plan shows no windows facing the Numrich/Preuser residence and pointing out the plan shows 24' between the back corner of Numrich/Preuser property and any driveway and approximately 75' between the Numrich/Preuser property and any building. Jaren Schmidt of REL Engineering was available via Zoom and discussed the site plan, stating they are hoping to begin the project late September if all permits are approved, with planned completion in the summer of 2025. Discussion. *Motion by Horant, 2nd by Brown to recommend City Council approval of the lighting and architectural site plans as presented by Premier Eagle River LLC to construct a muliti-family housing complex consisting of up to 36 units on parcel 221-1060-05. Carried, all.*

b) Public Hearing - Northwest Counseling and Guidance Clinic is seeking a conditional use permit to establish a space from 8 am to 4 pm, Monday through Friday, to provide children and adolescents with outpatient day treatment programming at 221 S. Fifth Street, Eagle River, per Ordinance 106-443 (9): Uses permitted by conditional grant: Group care and family care facilities, nursery schools. The property is described as Sect. 33, T40N, R10E, LOT 9 BLK 2 OF J F HABRICH FIRST ADDN F14: Kristi Nelson of Northwoods Counseling & Guidance Clinic was available via Zoom and presented the program is looking to relocate from Rhineland to 221 S Fifth Street, parcel 221-737. The Eagle River School District approached NW Counseling for their services. Discussion with Nelson on the particulars of the program for youth ages 5-18 years old, with six staff members, stating youth will be transported by clinic staff to and from the schools. Horant verified parking sufficiency. Schaffer opened the public hearing at 5:15PM. Ginner reported that she had one inquiry from a neighboring resident and once given the details, had no objections. Eagle River resident Deb Preuser was in the audience and voiced she was very much in favor. With no other public comments, Schaffer closed the public hearing at 5:20PM. *Motion by Horant, 2nd by Adamovich to recommend to City Council that Northwest Counseling and Guidance Clinic be granted a conditional use permit to establish a space from 9:00AM – 4:00PM, Monday through Friday, to provide children and adolescents with outpatient day treatment programming at 221 S Fifth Street, parcel #221-737. Carried, all.* Nelson reported they are anticipating a September 23, 2024 opening.

c) Public Hearing - Jon T. Keckeisen is seeking a conditional use permit to place one 20' storage container at 1078 E. Wall Street for no more than one year, per Ordinance 106-473 (10): One single shipping container, painted a single color, all advertising removed, subject to existing accessory structure set-backs. The property is described as NW-NW, Sect 34, T40N,R10E, PRT NW NW. Jon Keckeisen presented that has purchased this property at 1078 E Wall for a permanent residence and will be building a garage. Until the garage can be constructed, he is requesting a conditional use permit to place one 20' storage container on the property for no more than one year to keep personal garage contents. Schaffer opened the public hearing at 5:25PM. Ginner confirmed that no public comments had been received

and no public comments were heard from the audience. Horant reminded Keckeisen that the ordinance allows for only for one (1) year. Schaffer closed the public hearing at 5:27PM. *Motion by Grassl, 2nd by Horant to recommend City Council approves a conditional use permit to Jon Keckeisen to place one 20' storage container at 1078 E Wall Street, parcel 221-1075, for no more than one year per Ordinance 1064-473 (10). Carried, all.*

d) Eagle River Revitalization – Request for placement of new shed at the east side of the Ohio/Michigan intersection, and to add additional electrical peds throughout the site for use by Farmers Market vendors: Karen Margelofsky of Eagle River Revitalization/Eagle River Farmers Market presented a site plan with proposed expansion elements for the Eagle River Farmers Market located between Michigan Street and N Railroad Street. Margelofsky presented a mockup of a proposed shed and electrical ped locations. Discussion on electrical, storage, safety, parking, water, shed location and size, snowmobile trail, ROW locations, and ped locations. The market is at the beginning stages of the plan and Margelofsky is asking for direction from the City in how they would like to proceed for her to begin obtaining quotes for the shed and professional services for electrical upgrades. *Motion by Horant, 2nd by Adamovich to recommend to City Council the approval of a permanent shed up to 10'x30' in size, replacing the existing 8'x8' shed, and to proceed with upgrades to electrical, and water hookups as recommended by State and local codes. Discussion. Carried, all.*

Motion by Horant, 2nd by Brown to adjourn at 6:15pm.

Becky J Bolte – Clerk