

August 7, 2025

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

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

Motion by Schaffer, 2nd by Horant to approve the agenda in any order. Carried all.

Motion by Forer, 2nd by Schaffer to approve the minutes of the 6-5-2025 meeting. Carried on a roll call vote, all.

a) Public Hearing: An Ordinance Amending Section 106-274 of the Zoning Ordinance of the City of Eagle River Regarding Fencing Materials Prohibiting Electric Fencing in Residential Zoning District: Ginner presented the proposed ordinance and legal opinion from Attorney Garbowicz. Public hearing was opened at 5:01PM. No public comments were heard or received. Hearing closed at 5:05PM. Discussion on how to make buried dog fences allowed. *Motion by Horant, 2nd by M Adamovich to recommend City Council adoption of proposed ordinance amendment that prohibits above ground electrically charged fences in all residential zoning areas. Discussion on effectiveness of electric fences for deer barrier and planned city deer hunt regulated by the DNR. Carried on a roll call vote, all.*

b) Rejection of application for zoning permit at 542 N Bond, 221-445-001 to recommend to Zoning Board of Appeals for variance: Ginner presented that this parcel, zoned Single Family Residential R-1, falls below the minimum lot requirements for building currently at 7200 Square feet with 60' lot width. The parcel is 6159 Square feet and 50' wide. The Parks Addition area by the T-docks was originally platted with 50' buildable lots. The last zoning ordinance update that adopted minimum sizes of 7200 Square feet and 50' lots now includes a variance requirement for those lots under the new minimums. Applicant Colette Erbach was present stating the lot was purchased for building opportunity and the minimums leave her with an unusable lot. The site plan meets all setback required. Ginner presented that an ordinance amendment had been drafted to allow for this scenario and ordinance draft will be discussed. Discussion on proposed Ordinance amendment. *Motion by Horant, 2nd by Grassl to reject the application for zoning permit from Colette Erbach. Discussion.* Grassl questioned the proposed amount of impervious surface with the presented plans. Erbach contractor was present and will update the plan to meet the required 65 percentage. City will move forward with Ordinance amendment with publication requirements. *Carried on a roll call vote, all.*

c) For Discussion: potential amendment regarding minimum residential lot sizes - Variance required if under 7,200 square feet and under 60' wide: Erbach confirmed there would be no requirement to file variance with the Zoning Board of Appeals. Ginner questioned the definition of originally platted parcels with platting date being established as those before the September 9, 2025 anticipated ordinance adoption. Grassl questioned who controls the non-conforming decision at parcel splits. Grassl not in favor of amendment of ordinance to allow historic parcels to have lower minimum sizes citing concerns of densification. Commission instructs Ginner to move ahead with the Public Notices to bring an ordinance amendment back to the Planning Commission at the September meeting.

Motion by Horant, 2nd by M Adamovich to adjourn at 5:30pm.

Becky J Bolte – Clerk