

September 4, 2025

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:03pm by Mayor Deb Brown.

**Roll Call:** Adam Grassl, Kim Schaffer, Deb Brown, Brad Adamovich, and Mary Horant. Alex Forer present via zoom at 5:25PM. Also in attendance Robin Ginner and Becky Bolte. **Absent:** John Hletko

*Motion by Schaffer, 2<sup>nd</sup> by Grassl to approve the agenda in any order. Carried all.*

*Motion by Horant, 2<sup>nd</sup> by Schaffer to approve the minutes of the 8-7-2025 meeting. Carried on a roll call vote, all.*

a) **Public Hearing:** Jen Tucci is seeking a conditional use permit to install a drive-thru at 708 E Wall St, per Ordinance 106-473(1)(a): Drive-in establishments, restaurants. This property is described as, Lot 4 & E ½ Lot 5 Blk 2 of the J F Habrich First Add, .0207 acres, Sec 33, T40N, R10E: Ginner presented the request. Mayor Brown opened the public hearing at 5:05PM. Ginner read an email from Lisa Bodamer of 711 E Wall citing concerns of traffic flow, pedestrian safety, and snow removal. Chris D'hondt of 217 S Fifth expressed concerns of parking and proximity to Northwest Journey and their usage of the alley adjacent to 708 E Wall St. Applicants were not present yet but are on their way. With no other public comments, Mayor Brown closed the Public Hearing at 5:10PM. Discussion. *Motion by Horant, 2<sup>nd</sup> by Schaffer to table item a until applicant arrives. Discussion. Carried, all, Foyer not yet present.* Mayor Brown reopened the Public Hearing at 6:15PM. Craig Tucci, representing Jen Tucci, now present and gave a presentation explaining their intended drive-thru traffic flow: Drive-thru customers would enter from Wall St on the West side of their building, continue around/behind the building forward to a window halfway up the building on the East side of the building, exiting again on Wall. Tucci reports that customer parking would be available at an angle next to the West side and believed cars would not be backed up from the drive-thru behind these parked cars as their business plan has staff working the drive-thru line taking orders for a speedy interaction to avoid backup of the line. D'hondt restated his concerns, Ginner restated comments received. With no other public comments, Mayor Brown closed the Public Hearing 6:25PM. Discussion: Alley usage and signage for intended traffic flow, B Adamovich believed city snow removal would not be a problem. *Motion by Horant, 2<sup>nd</sup> by Grassl to recommend City Council approval of conditional use permit to Jen Tucci for a drive-thru at 708 E Wall St. Discussion. Carried on a roll call vote, all.*

b) **Public Hearing:** Tappy Rentals LLC, Todd Tappy – TNT Nutrition, is seeking a conditional use permit for an electronic sign unit installed on the exterior, and protruding from, the building at 104 E. Wall Street. The parcel, computer number 221-591, is described as W41' OF E107' LOT 2 BLK 3 PLAT NE NW F14: Ginner presented the sign was already installed and is currently not compliant with ordinance. Todd and Tracie Tappy were present and apologized for not knowing they needed a permit. Mayor Brown opened the Public Hearing at 5:15PM. Ginner reported that Terry Lyon of Lyns Antiques located at 108 E Wall had no concerns with the sign. Ginner also reported email concerns from Michael Kennedy who was against the installation of any electronic sign to maintain the old time/down home feel along Wall St. With no other public comments, Mayor Brown closed the Public Hearing at 5:20PM. Discussion. *Motion by Horant, 2<sup>nd</sup> by Adamovich to recommend City Council approval of a conditional use permit to Tappy Rentals LLC, Todd Tappy – TNT Nutrition for an electronic sign installed and protruding from the building at 104 E Wall St. with the conditions that the sign be programmed to follow City of Eagle River Code, Sec 106-691 and all applicable ordinances, and that Tappy's will work with City Administrator on the lumen levels at night. Carried on a roll call vote. Ayes: Horant, Adamovich, Grassl, Schaffer. No's: None Forer abstained due to being unavailable during much of the conversation.*

c) Public Hearing: An Ordinance Amending Chapter 106 - Zoning regulations related to minimum lot size for originally platted residential and office-residential development, adding exceptions to lot size requirements in Section 106-562: Ginner presented the Ordinance amendment explaining there are a number of originally platted lots throughout the city and this ordinance would allow an exception to lot size requirements in our current zoning code. Mayor Brown opened the Public Hearing at 5:40PM. Comments from Roger Rosenthal over concerns that residents would break off their property to make money exasperating the problem. Grassl and Foyer had densification concerns. Collette Erbach was present via zoom and maintained she bought her 50' lot to build upon. With no other public comments, the Public Hearing was closed at 5:50PM. Discussion. Grassl vehemently opposed to allowing this exception to build on 50' lots. Foyer also expressed opposition. Schaffer reported a number of areas in the city that have these 50' lots dating back to the early 1900's, and believes they were created to allow for room for alleys. Horant opposed to denying any building opportunity on the originally platted 50' lot areas. *Motion by Schaffer, 2<sup>nd</sup> by Horant to recommend City Council adoption of proposed ordinance amending Chapter 106 - Zoning regulations related to minimum lot size for originally platted residential and office-residential development, adding exceptions to lot size requirements in Section 106-562. Carried on a roll call vote. Ayes: Schaffer, Horant, B Adamovich No's: Grassl, Foyer.*

d) Eagle River Revitalization Program: Highway 45 Crossing at Bridge and Spruce Street, design plan approval: Karen Margelofsky of ERRP and Aaron Wallner, Project Engineer with Becher Hoppe, presented that a meeting was held on site with multiple groups with interest in this crossing, including Sno-Eagles, DOT, ERPD, and City Officials. Wallner presented that there are two separate sets of plans that have been drawn up for the project. Option A retains the current angled location of the crossing beginning south of Spruce Street to Riverview and Option B with a perpendicular placement beginning from Spruce Street to Riverview. Currently the DOT prefers the perpendicular Option B at Spruce St. Discussion. Illegal right turns from Bridge St onto Spruce fairly regular, ERPD does monitor but Schaffer/Horant/Brown stated this option creates a more dangerous intersection at Railroad and Spruce. Cost estimates are not available however there will not be city expenditure for this project. Wallner requests the Planning Commission and City Council review and approve both options for DOT submittal. *Motion by Grassl, 2<sup>nd</sup> by Horant to recommend City Council approval of presented and preferred design plan Option A – leaving crossing angled where currently placed AND presented design plan Option B- moving the crossing perpendicular to Spruce crossing to Riverview Park for the Eagle River Revitalization Program Bicycle and Pedestrian Crossing Project. Carried on a roll call vote, all.*

*Motion by Grassl, 2<sup>nd</sup> by B Adamovich to adjourn at 6:55PM..*

Becky J Bolte – Clerk