

**PLAN COMMISSION MEETING MINUTES
SUPERIOR, WISCONSIN
Wednesday, September 21, 2022**

ROLL CALL

Members present: Mayor Jim Paine, Tylor Elm, Lindsey Graskey, Brent Fennessey, Anne Porter, Garner Moffat (online), Dennis Dalbec, Dave Strum, Brian Finstad

Staff present: Jason Serck, Stephanie Becken,

Others present: Shelly Nelson, Rick Lampton, Paul Gucinski, Councilor Ledin, Tom Ledin, Bill Stack, Nick Casper, Leah Biezuns Online: Councilor Van Sickle, Cara James, Tim DeSmet

There being a quorum present, the meeting was in order.

APPROVAL OF MINUTES

MOTION by Commissioner Dalbec, seconded by Elm, carried to approve the July 20th minutes.

OLD BUSINESS

1. May 18, 2022. O22-4273, an ordinance introduced by the Department of Planning and Development to amend the City Code, Chapter 122, Zoning, to allow firearm sales in C2 – Highway Commercial District.

Commissioner Paine shared the original request for the code change had been withdrawn by those who asked.

MOTION by Commissioner Fennessey, seconded by Dalbec to postpone indefinitely.

Commissioner Graskey asked the protocol if the subject were to come up again. Commissioner Paine stated a new request and process would need to be started and the topic would be covered from the beginning.

Motion carried.

NEW BUSINESS

1. Gucinski Alley Vacation

MOTION by Commissioner Fennessey, seconded by Elm to approve request, carried.

2. Stack Street Vacation

MOTION by Commissioner Dalbec, seconded by Elm to approve request, carried.

3. Small Business Grant Program Allocation

- a. DeSmet Agency Inc 22-11
- b. Earth Exchange 22-12
- c. Keyport Liquor 22-13
- d. Range Real Estate w/Weeping Willows Heartfelt Gifts 22-14
- e. Creative CATS LLC 22-15

Commissioner Paine introduced the Quarter 3 small business grants and asked how commissioners would like to handle the group.

MOTION by Commissioner Dalbec, seconded by Fennessey to approve all five applications.

Discussion followed with Commissioner Moffat requesting the Range Real Estate and Creative CATS LLC applications be referred to the Historical Preservation Committee due to the nature of their historical value. Rick Lampton from Range Real Estate and Leah Biezuns from Creative CATS spoke on the nature of their projects, including details on how the spaces had already been modified from their original historical state.

MOTION by Commissioner Moffat, seconded by Commissioner Paine to refer Range Real Estate and Creative CATS applications to Historic Preservation Committee before considering grant approval.

Discussion followed with Commissioners Fennessey and Dalbec reiterating the properties were already compromised. Commissioner Graskey asked about what kind of issues a delay would cause for the timelines of those involved. Commissioner Elm asked if special meetings could be called if the commission decided it was needed. Rick Lampton from Range Real Estate stated that due to the timing it was imperative to finish his storefront as the winter weather would cause more issues with the structure.

Director Serck shared that Range Real Estate was working with the BID and the project would meet the standards set for Tower Ave. Commissioner Moffat reiterated with public funding there is responsibility to public interest. Commissioner Fennessey mentioned the weather being a time sensitive issue and the hesitation to force a business to take a path they weren't pursuing, especially when in a time crunch. Commissioner Elm asked if in the future a box could be added to the grant application to indicate if a building had historical significance, to allow for making a connection with the owner and Historic Preservation Committee before the Plan Commission.

Commissioner Finstad added that friendly input and advice from the HPC was something that would be an appropriate addition for the grant process—not forcing any owner to make certain changes, but to have a conversation about options.

Commissioner Paine called a vote on the motion to refer the two application to HPC. Failed.

MOTION by Commissioner Paine to consider all the applications together as stated in the original motion and to pass all applications together. Carried.

OTHER BUSINESS

1. Zoning Code Review

Commissioner Paine explained the zoning code is due for update. Director Serck shared an RFP is being put together and research started to find the right fit for experienced company to write the updated zoning code. The current code was written in 1987 and the new one is anticipated to cost between \$100,000-\$150,000 and take roughly 1 year. The process will include using the Comprehensive Plan as

a guide. Commissioner Moffat asked if during the planning incremental changes could also be made. Director Serck asked commissioners to make notes of things they see in code that could possibly be updated immediately with positive impact and those would be added to future agendas.

Commissioner Finstad asked for the range. Commissioner Paine said the whole city was the goal for the zoning code, but more neighborhood-centric action would be taken, as noted in the Comprehensive Plan. Commissioner Paine asked the commissioners to take time over the next few weeks to search out the different ways communities are planning and zoning currently, as there are multiple schools of thought on modern zoning.

This meeting adjourned at 4:35

Respectfully Submitted by:

Stephanie Becken

Planning Assistant