



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
www.manitowoc.org

## Meeting Agenda

### Plan Commission

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Wednesday, April 27, 2016

6:00 PM

Council Chambers

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Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald-Times-Reporter, the official newspaper of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above-referenced will be held at the date, time and location listed above.

The above governmental body will meet to discuss and possibly take action on the agenda items set forth below.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF MINUTES

**16-0360** Approval of the Minutes of the March 23, 2016 Meeting.

**Attachments:** 16-0360 Plan Commission Minutes 3-23-2016

#### IV. PUBLIC INFORMATIONAL HEARINGS

[16-0361](#) PC 14-2016: Manitowoc County / Meijer: Request to Rezone Property from R-1 "Residential - Agricultural" and B-1 "Office - Residential" to C-1 "Commercial" for a portion of land located on the Manitowoc County Expo Grounds west of S. Rapids Road.

**Attachments:** [16-0361 PC 14-2016 Meijer Rezone](#)

[16-0362](#) PC 12-2016: Doneff: Request for an Official Map Amendment West of Mirro Drive and South of E. Albert Drive.

**Attachments:** [16-0362 PC 12-2016 Doneff Map Amend Mirro Dr](#)

[16-0363](#) PC 16-2016: Kadlec, Fluffy Investments, LLC / Doneff - Request for a Conditional Use Permit, Exception to the 2,500' separation and density rules for a Community Living Arrangement for up to 25 beds located west of Mirro Drive and south of East Albert Drive.

**Attachments:** [16-0363 PC 16-2016 Kadlec - Doneff CUP CBRF Mirro Dr](#)

#### V. REFERRALS FROM COMMON COUNCIL - None

**VI. OLD BUSINESS - None****VII. NEW BUSINESS**

- [16-0364](#) PC 13-2016: Doneff: Offer of Land Donation to the City of Manitowoc West of Mirro Drive and South of E. Albert Drive.
- [16-0365](#) PC 15-2016: Country Visions Convenience Store: 311 N. Rapids Road -Request to Reduce Off-Street Parking Requirements pursuant to Section 15.430(5) of the Municipal Code.
- [16-0366](#) Discussion regarding the 2,500 foot spacing and density requirement for Community Living Arrangements pursuant to § 62.23(7)i 1 & 2.
- [16-0367](#) Election of the 2nd Vice Chair for the Plan Commission

**VIII. MISCELLANEOUS**

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM):
1. *Shady Lane Inc: SW ¼ Section 30, Township 19 North, Range 24 East, City of Manitowoc.*
  2. *Vogel: SW ¼ Section 12, Township 19 North, Range 23 East, City of Manitowoc.*
- C. Summary of Site Plans From March 12th, 2016 – To April 7, 2016
1. *SP 3-2016: Novak's Service Center, LLC, 1320 Washington Street. Building expansion.*
  2. *SP 4-2016: WOMT/WQTC, 3730 Mangin Street building expansion.*
  3. *SP 5-2016: Country Visions Convenience Store, 311 N. Rapids Road, building expansion.*
  4. *SP 6-2016: Manitowoc Youth Baseball Association – Citizens Park*
  5. *SP 7-2016: Manitowoc Youth Baseball Association – Dewey Street Park*
- D. Director's Report

**IX. ADJOURNMENT**

If you need accommodations for this meeting, please notify the City Clerk's office at least 48 hours in advance of the meeting (or as soon as possible after the meeting is posted, if posted less than 48 hours prior to the meeting time) at 686-6950. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

Respectfully Submitted,

Paul Braun  
Secretary

CAUTION TO PLAN COMMISSIONERS: The documents attached to this agenda are for your review in preparation for the City Plan Commission meeting to be held on the above date. Any discussion or communication between members of the Plan Commission by any means prior to the Commission meeting regarding these documents may be a violation of the open meeting laws.