



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

---

Wednesday, May 6, 2015

6:00 PM

Council Chambers

---

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

[15-499](#) Approval of the Minutes of the April 8th, 2015 regular Plan Commission Meeting.

**Attachments:** [001 04-05-2015 Plan Comm Minutes](#)

#### IV. PUBLIC INFORMATIONAL HEARINGS: None

#### V. OLD BUSINESS

[15-500](#) PC 24-2014: Update Revision to Municipal Code Chapter 15.450 Sign Ordinance

[15-501](#) PC 12-2015: Discussion on Ehlers presentation regarding Tax Incremental Financing Districts Analysis and Recommendations study

**Attachments:** [002A PC 12-2015 Ehlers Summary of 2015 TID Analysis](#)  
[002B PC 12-2015 Ehlers Final 2015 TID Report](#)

#### VI. NEW BUSINESS

[15-502](#) PC 11-2015: Revision to Municipal Code Chapter 15.030 regarding Home Occupations

**Attachments:** [003 PC 11-2015 MMC 15.030 Draft Ordinance Changes](#)

[15-503](#)

PC 14-2015: Harmony Living Centers, LLC - Assignment of Conditional Use Permit for a 43 Bed Community Based Residential Facility, 2115 Cappaert Road

Attachments:

[004 PC 14-2015 Harmony Living CUP](#)

## VII. MISCELLANEOUS

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM): None
- C. Summary of Site Plans: None
- D. Director's Report

## VIII. ADJOURNMENT

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.

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.