

## **A G E N D A**

Plan Commission Conference Room  
First Floor  
Manitowoc City Hall  
900 Quay Street

Regular Meeting  
Manitowoc City Plan Commission  
*Wednesday*  
August 11, 2010  
6:30 P.M.

**I. CALL TO ORDER.**

**II. ROLL CALL.**

**III. APPROVAL OF MINUTES** of the Regular July 14, 2010 Meeting (see enclosure #1).

**IV. PUBLIC INFORMATIONAL HEARINGS**

- A. PC36-2010/PC33-94: Holy Family Memorial; Request for Special Permit Under Section 15.43(11), and a Conditional Use Permit (CUP) Under Section 15.13(3)3. for Creation of a Parking Lot in a Residential Zoning District (see enclosure #2).

**V. REFERRALS FROM COMMON COUNCIL**

- A. PC38-2010: Manitowoc County; Property Foreclosures in the City of Manitowoc (see enclosure #3).
- B. PC1-2010: Noskowiak Etal.; Quit Claim Deed to the City of Manitowoc for .12-Acres for So. 19<sup>th</sup> Street Purposes (see enclosure #4).
- C. PC1-2010: Noskowiak; Quit Claim Deed to the City of Manitowoc for .22-Acres for So. 15<sup>th</sup> Street Purposes (see enclosure #5).
- D. PC1-2010: Olson; Quit Claim Deed to the City of Manitowoc for .117-Acres for Edgewood Lane Purposes (see enclosure #6).

**VI. OLD BUSINESS**

- A. PC33-2010: First Presbyterian Church; Proposed Animated Sign at 502 N. 8<sup>th</sup> Street Pursuant to Section 15.45(18) of Manitowoc Municipal Code (see enclosure #7).

- B. PC49-2006: LVR Properties, LLC/Larry's Hauling, Inc; Request for Extension of 2006 Conditional Use Permit (CUP) Under Section 15.35(3)26. for Operation of a Recycling Facility at 901 So. 17<sup>th</sup> Street - Annual Compliance Review (see enclosure #8).
- C. PC43-2009: Spencer's Total Auto Repair & Towing LLC/Kerscher & Bucha /Ruzek, Inc.; Request for a Conditional Use Permit (CUP) Under Section 15.27(3)1. for a Wrecker Service Business as Part of Ruzek's, Inc. Vehicle Repair Business at 734 N. 8<sup>th</sup> - Annual Compliance Review (see enclosure #9).
- D. PC45-2009: Voigt/Myrik Properties, LLC; Request for a Conditional Use Permit (CUP) Under Section 15.29(3)1. for Operation of a Tattoo and Body Piercing Business at 904 So. 8<sup>th</sup> Street - Annual Compliance Review (see enclosure #10).

**VII. NEW BUSINESS**

- A. PC39-2010: Heritage Real Estate; Request for City to Acquire Certain Properties in Downtown Manitowoc (see enclosure #11).
- B. PC35-2010: Bugarino; Review Boundary Survey for 602 N. Water Street, and Consideration of Concept for Pedestrian Walkway at N. Water Street to Manitowoc River.
- C. PC40-2010: Review of Evergreen Cemetery Expansion - Section "X", pursuant to §62.23(5) (see enclosure #12).
- D. PC41-2010/PC51-2008/PC30-79: City of Manitowoc; Discussion of Potential Official Map Amendment and Comprehensive Zoning Map Amendment Regarding Erosion Hazard Areas.
- E. Review Planning Department Proposed 2011 Budget (see enclosure #13 - to be provided under separate cover).

**VIII. MISCELLANEOUS**

- A. Manitowoc County Activities:
  - 1. None.
- B. Certified Survey Maps (CSM):

1. Fabian/Petri; CSM in the NE $\frac{1}{4}$  of NE  $\frac{1}{4}$  Sec. 7, T.18N., R.24E., Town of Manitowoc (see enclosure #14).
  2. Priority 1AC Inc/Bruenig; CSM in NE $\frac{1}{4}$  of SE $\frac{1}{4}$  Sec. 2, T.18N., R.23E., Town of Newton (see enclosure #15).
  3. Wetenkamp; CSM in NW $\frac{1}{4}$  of NW $\frac{1}{4}$  Sec. 17, T.18N., R.23E., Town of Newton (see enclosure #16).
  4. Welnetz/Matthias; CSM in Gov't Lot 5 Sec. 15, T.19N., R.23E., Town of Manitowoc Rapids (see enclosure #17).
- C. Summary of Site Plans 7/8/2010 - 8/4/10:
1. SP8-2010: Federal-Mogul Corporation, 2318 Waldo Boulevard - New Parking Lot (approved).

## **IX. ADJOURNMENT**

Respectfully Submitted,

David Less  
City Planner

**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 meetings laws.