City of Eau Claire
Plan Commission Minutes
Meeting of August 1, 2016

City Hall, Council Chambers 7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Radabaugh, Weld
Ms. Ebert and Ms. Mitchell

Members Absent: Messrs. Seymour

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Weld.

1. **SITE PLAN (SP-1629) – One 5-unit and one 6-unit apartment, 1st Avenue**

Mr. Tufte stated the applicant, Brian Johnson with JCAP Real Estate, has requested postponement so as to meet with the Historic Randall Park Neighborhood Association.

Ms. Mitchell moved to postpone the item. Mr. Radabaugh seconded and the motion carried.

2. **SITE PLAN (SP-1632) – EO Johnson Additions and Renovations, 1505 Prairie Lane**

Mr. Tufte presented a request to approve a site plan for additions and renovations. The 16,950 square foot total project includes an office and a warehouse. Based on required parking, 63 stalls are needed. Parking will be provided in the front of and to the east of the building up a hill. A revised landscaping plan should be submitted and other staff review conditions should be met.

Applicant, Rita Liddell with Cedar Corporation stated the condition letter is acceptable to them.

Mr. Pederson moved to approve the site plan subject to the conditions of the staff report. Mr. Brenholt seconded and the motion carried.

3. **DISCUSSION/DIRECTION**

A. Solar Ordinance

Mr. Noel reviewed the changes to the revised solar access ordinance. A criterion was added for conditional use permits when an array is considered to add impervious surface above lot requirements. An accompanying solar brochure provides education on the code, best practices and financing options. The City's Advisory Commission on Sustainability helped develop the ordinance and brochure.

Commissioners provided suggestions. Staff will make revisions before the public hearing.

B. Code Compliance Items

None.

C. Future Agenda Items

Mr. Weld and Mr. Brenholt stated adding more student rentals on First Avenue should be evaluated. Ms. Mitchell asked if staff could find out how much student housing is needed based on enrollment for existing and future needs. Ms. Ebert stated she would rather have the student rentals on the perimeter and asked where students are actually living now in the city.

Mr. Tufte stated staff can provide zoning and floodplain information and can ask UWEC about speaking before the Commission on their master plan, current and future housing needs, where students live, and student parking concerns.

D. Additions or Corrections to Minutes

None.

9. **MINUTES**

The minutes of the meeting of July 18, 2016 were approved.

Jamie Radabaugh, Secretary