

**CITY PLAN COMMISSION**  
Wednesday, May 19, 2021

A meeting of the City Plan Commission was called to order at 6:04 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

**Roll Call:** Members Jeff Norland, Mark Holey, Kirsten Reeths, Dennis Statz, David Ward, and Debbie Kiedrowski were present. Excused: Member Helen Bacon. Also present were City Administrator Josh VanLieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Statz, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 21, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Initial presentation for zoning map amendment petition for 537 N. 8<sup>th</sup> Avenue.
6. Consideration of: West Waterfront redevelopment proposal from WWP Development, LLC.
7. Adjourn.

All ayes. Carried.

**Approval of minutes from April 21, 2021:** Moved by Ms. Norland, seconded by Ms. Kiedrowski to approve the minutes from April 21, 2021. All ayes. Carried.

**Public comment on non-agenda Plan Commission related items:** No one spoke during public comment.

**Consideration of: Initial presentation for zoning map amendment petition for 537 N. 8<sup>th</sup> Avenue:** Mr. Sullivan-Robinson stated that John and Cathy Wiese are requesting to rezone their property, located at 537 N. 8<sup>th</sup> Avenue, from General Commercial (C-1) to Mixed Commercial-Residential (C-5). It is currently used as two-family residential. They are currently trying to sell the property. But, one of the issues with a non-conforming use is that there are zoning restrictions that limit the value of modification to 50% of the taxable value of the home. Rezoning the property to C-5 would make the use conforming. Staff supports the request and recommends proceeding to the public hearing stage.

Commission members had no problem with this request.

No action was needed at this time. A public hearing will be scheduled for the June 21<sup>st</sup> Plan Commission meeting.

**Consideration of: West Waterfront redevelopment proposal from WWP Development, LLC:** Mr. Olejniczak stated that last fall the City issued a request for proposals for development on the West Waterfront. There were two development sites, including the former DC Co-op site. The Plan Commission and Council elected to work with Northpointe Development Corporation on an apartment project. The smaller site had no proposals at that time. Since then, Peter and Jennifer Gentry approached the City with a development concept that would tie into the parkland being developed by the City on what is considered the lakebed. The Plan Commission is to look at the development itself. Design and finances are subject to review by the City.

Mr. Gentry stated that their vision was to create a community gathering space with amenities including beer concessions, restaurant/deli tenant, and space for food carts. It would be nicely landscaped for people to enjoy the park. Because of the small size of the parcel, they will be adding another floor plus a rooftop garden. There would be spectacular views from the garden area. Movies in the park could be viewed on an 18-foot by 8-foot TV screen. They want to make this a destination.

Aro Eberle Architect Doug Pahl, Jennifer Gentry, and Bayland Buildings General Contractor Representative Dave Phillips were present via Zoom. Mr. Pahl stated that there are three levels that will serve the plaza function. There

would be a bar on the first and second floor, along with the rooftop deck. Different events could go on at the same time. The first level will be serving beer, with the south side of the building including deli space and possibly an Air B&B above. The rooftop will have a buffer of plantings around it to make it safer, cut down on noise and allow for privacy.

Mr. Gentry added that they are trying to keep a consistent look with the Maritime Museum tower and with what has been proposed for the granary.

Mr. Phillips stated that they would like to have the building enclosed before winter.

Mr. Olejniczak referred to the two access drives on the site plan. One of the drives leads to the tug boats, which will be installed as part of the waterfront promenade. The other driveway is located between the proposed building and the proposed apartments. That would lead to a shared parking area that would be used by the public. The City wants to remain riparian owner of the lakebed and retain a one-foot strip between the property and the lakebed. The developer was looking for feedback. A recommendation should be made to Council to continue to work with WWP Development, LLC.

Mr. Gentry stated it would be in the development agreement that the City would maintain the lawns and they would be responsible for maintaining the hardscaped areas. The indoor capacity is 99. The seating capacity around the firepit is approximately 120 people. There are 40 plus parking spaces in the Maritime Museum parking lot, plus additional parking spots at Sawyer Park when there is not a tournament going on. Approximately 100 spaces are needed. They will have public restrooms during open hours. There are also public restrooms at Sawyer Park and at the granary building.

Mr. Gentry added that with the challenge of space there will be no elevator installed. All handicap requirements are met. The building will be constructed with corrugated metal. Hard liquor will not be offered.

After further discussion, it was moved by Mayor Ward, seconded by Ms. Reeths to recommend to Council to work with WWP Development, LLC regarding their development. All ayes. Carried.

**Adjourn:** Moved by Mayor Ward, seconded by Ms. Reeths to adjourn. All ayes. Carried. Meeting adjourned at 6:44 p.m.

Respectfully Submitted,

Cheryl Nault  
Community Development Secretary