

## **Meeting Minutes**

### **City of Neillsville Planning Commission**

Council Room – City Hall

106 W. Division Street, Neillsville Wisconsin

Thursday, June 29, 2023

The meeting was called order at 3:00 pm by Mayor Dewey Poeschel.

On roll call: Dewey Poeschel, Amber Vine, Allan Hoesly, Bill Neville, Joe Neville, Greg Glisczinski and Natalie Erpenbach all present.

Also present were Luke Friemoth, Director of Public Works, Barb Petkovsek, Jerilyn St. Amand, Jon and Julie Counsel and Dale Meyer.

The minutes of the Thursday, April 30, 2023 meeting were reviewed and filed with the Clerk as presented.

Mayor Poeschel called for appearances and there were none.

Luke Friemoth presented material and information relating to Petition for zoning amendment for 501 E Division Street, Parcel 261.0402.000 and 9 Center Street, Parcel 261.0453.000, to change a portion of the property from RI Residential to CH Highway Commercial District and variance to zoning code 10-1-35(d)(1)(2)(e)(2). Bill Neville abstained from voting as he is involved with the financing. Discussion and questions answered.

Motion made by Joe Neville, second by Hoesly, to recommend to City Council that the parcel numbers per Petition for Zoning amendment are rezoned from R1 to CH-Highway as requested. Voice vote, All Aye, motion carried.

Luke Friemoth presented the Petition to zoning amendment for 1115 W. 4<sup>th</sup> Street, Parcel 261.1422.000 to change the zoning from R1-Residential to GC-General Commercial. Discussion and questions answered.

Motion made by Bill Neville, seconded by Glisczinski, to recommend to City Council that the parcel number per Petition for zoning amendment are rezoned from R1-Residential to GC-General Commercial as requested. Voice vote, All Aye, motion carried.

Luke Friemoth presented the Petition to zoning amendment for 3 Grand Avenue, Parcel 261.0398.000 and 9 Grand Avenue, Parcel 261.0395.000 to change a portion of the property at 9 Grand Avenue to CH-Commercial Highway District and a variance to zoning code 10-1-42(e)(2) and 10-1-35 (d)(2)(e)(2). Discussion and questions answered.

Motion made by Hoesly, seconded by Bill Neville, to recommend to City Council that the parcel number per Petition for zoning amendment to change a portion of property on 9 Grand Avenue to CH-Commercial Highway District. Voice vote, All Aye, motion carried.

Luke Friemoth presented the Drescher Oil Company, LLC purchase of the land as outlined in the M&I Central Bank and Trust agreement dated April, 1998, that the City of Neillsville has acquired. Discussion and questions answered.

Motion made by Hoesly, second by Joe Neville, to recommend to City Council to sell the easement at FMV. Voice vote, All Aye, motion carried.

Mayor Poeschel presented discussion and action on S.C. Swiderski Development Agreement with the City of Neillsville. Discussion regarding heading with changes made to S.C. Swiderski, LLC to S.C. Neillsville, LLC. Make changes in agreement in regards to number of units. Have Developer state financing commitment.

Motion made by Joe Neville, second by Glisczinski, to approve with changes to City Council. Voice vote, All Aye, motion carried.

Mayor Poeschel presented for discussion and action on granting easement to Neillsville Country Club for a portion of Schuster Park. No permanent structures are allowed.

Bill Neville made motion to approve the easement with said conditions, second by Amber Vine. Voice vote, All Aye, motion carried. Natalie Erpenbach abstained from voting.

Motion to adjourn the meeting by Hoesly, second by Joe Neville. Voice vote, All Aye, motion carried. Meeting adjourned at 3:31 pm.

Respectfully submitted,  
Amber Vine