

## **Meeting of the Ladysmith Planning Commission held April 4, 2019**

### **MEETING MINUTES**

5:15 PM Meeting at City Hall Council Chambers. Members present: Chair David Willingham, Brian Grooten, Chrysa Ostenso, Carol Huiras, Councilman Mark Platteter. Ex Officio. DPW- Kurt Gorseger, Mayor-Alan Christianson, Others present Asst. DPW- Doug Parker, Rachael Rodriguez Cerra, Bob Parmley, Mike and Kari Frear.

#### **Call to Order:**

Chair David Willingham called the meeting to order at 5:15 PM. Mr. Parker was present to record the meeting minutes.

#### **Public Meeting:**

Chair David Willingham open the public hearing and asked DPW Kurt Gorseger for a brief description of the request. Mr. Gorseger explained he had received a request from the Frear's to convert the ground level commercial space at 111 W2nd St S to residential use. If request is granted the converted space is required to meet current residential code regulations. Mr. Frear explained that the ground floor has been vacant for a number of years, converting the ground floor to a residential use apartment will provide income and provide a service to the community. "Many people are looking for ground level apartments" per Kari Frear. Questions were raised about parking and the buildings condition. Public parking is available on Worden Avenue when off street parking is required. Improvements of \$30 – 35,000 is being planned, the improvements will include exterior tuck- point, roof repair, windows and interior remodeling. The Frear's estimate rent at \$650.00 per month once completed. Bob Parmley who is a neighbor spoke in support of the improvements / conversion of the ground floor request.

Public Hearing closed at 5:30

#### **Action:**

Motion by Chrysa Ostenso to approve the conditional use request whereas converts the ground level building space at 111 W 2<sup>nd</sup> St S to residential use. Second by Mark Platteter . Discussion included: Conditional Use Permit previously approved, approx. eight years ago. Carol Huiras voiced opposition to allowing residential use in the downtown business district. Mayor Alan Christianson remarked that he is generally opposed to residential use in the business district but due to the location and plans for improvement he supports the request to convert the ground level space to residential. Mayor Christianson invited the Frear's to apply for matching assistance from the Mainstreet Program.

Chair Willingham asked for additional comments or amendments to the conditional use, none offered.

Motion carried by voice vote with one opposed.

**Temporary Fence at 420 Edgewood Ave:**

Mr. Gorsegner handed out an aerial view of 420 Edgewood Avenue (Hi-Way 8 Motel) and explained he had received a request to construct a temporary fence at this location for the purpose of hanging promotional banners for the rodeo. This item was not listed as an action item on the agenda; the commission noted its desire for the Williams and Rusk County to work out an arrangement to use the existing fence along the fairgrounds / Edgewood Avenue. Chair Willingham suggested someone from City government contact county administrator to see what can be done to mediate banner placement.

**Next Meeting:**

Mr. Gorsegner handed out site plans and elevations of the proposed new building for Jump River Electric Co-op, he asked members to review the plans prior to the next meeting.

The next meeting will be held at 5:15 PM Wednesday April 10, 2019.

Location: Ladysmith Council Chambers 107 West Second Street South.

**Adjourn:**

Motion to adjourn by David Willingham 5:50 PM, second by Chrysa Ostenso. Meeting adjourned.

