

## **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**  
September 11, 2013  
**6:30 P.M.**

- I. CALL TO ORDER.**
- II. ROLL CALL.**
- III. APPROVAL OF MINUTES** of the August 14, 2013 Meeting (see enclosure #1).
- IV. PUBLIC INFORMATIONAL HEARINGS**
  - A. PC21-2013: Zenith Properties LLC; Request to Rezone Property at Reed Avenue and N. 8<sup>th</sup> from “B-2” Neighborhood Business District to “B-3” “General Business District Pursuant to Section 15. 270 of the Manitowoc Municipal Code (see enclosure #2).
  - B. PC14-2013: Community Bible Church, Inc.; Proposed Amendment No. 1 to a 2013 Conditional Use Permit (CUP) – Request to Expand the CUP Area to Include the Property at 709 So. 28<sup>th</sup> Street for Operation of a School Pursuant to Sections 15.150(3)(b) of Manitowoc Municipal Code (see enclosure #3).
- V. REFERRALS FROM COMMON COUNCIL**
  - A. PC1-2013: Manitowoc Cinema, LLC; Quit Claim Deed to the City of Manitowoc for .17 Acres for So. 44<sup>th</sup> Street Purposes (see enclosure #4).
  - B. PC1-2013: Summit Pond, LLC; Quit Claim Deed to the City of Manitowoc for .04-Acres for So. 9<sup>th</sup> Street Purposes (see enclosure #5).
  - C. PC1-2013: Popp Enterprises, LLC; Quit Claim Deed to the City of Manitowoc for .27-Acres for So. 9<sup>th</sup> Street Purposes (see enclosure #6).
  - D. PC1-2013: CR Mini Storage LLC; Quit Claim Deed to the City of Manitowoc for .18-Acres for So. 26<sup>th</sup> Street Purposes (see enclosure #7).

- E. PC1-2013/PC7-2013: City of Manitowoc; Quit Claim Deed to Kevin and Wendy Ramminger for .03-Acres for Former Broadway Street Right-of-Way (see enclosure #8).
- F. PC22-2013/PC13-2013: SMI; Correction Instrument – Vacation of Easement at So. 19<sup>th</sup> Street (see enclosure #9).

**VI. OLD BUSINESS**

- A. None.

**VII. NEW BUSINESS**

- A. PC23-2013: Manitowoc Lutheran High School; Discussion of Potential Rezoning of Select Area for Future Telcommunication Facilities (see enclosure #10).
- B. PC24-2013: Investors Community Bank; Determination of City Interest in Property at West Custer -Tax Parcel #827-303-141 (see enclosure #11).

**VIII. MISCELLANEOUS**

- A. Manitowoc County Activities:
  - 1. None.
- B. Certified Survey Maps (CSM):
  - 1. Kluenker; Proposed CSM in the SW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> Sec. 11, T.19N., R23E, Town of Manitowoc Rapids (see enclosure #12).
- C. Summary of Site Plans 8/8/2013 – 9/4/2013:
  - 1. SP17-2013: Maritime Ford, 1401 Franklin – Parking Lot Reconstruction (approved).
  - 2. SP18-2013: Americollect, 1851 Alverno – Parking Lot Addition (approved).
  - 3. SP19-2013: Popp Enterprises, LLC/Vandermause, 1945 Dewey – New Construction (approved).

**IX. ADJOURNMENT**

Respectfully Submitted,

David Less  
Secretary

**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 meeting laws.