

City of Scanlon
Planning Commission Minutes
April 9, 2025
3:00 pm

Pursuant to call, and with due notice Mayor, Ron Stigers called to order this meeting of the Planning Commission at 3:00 p.m. in the Scanlon City Council Chambers on Wednesday, April 9, 2025.

Roll Call: Mayor Ron Stigers, Scott Boedigheimer, Cody Grashorn, Mary Ann Johnson, Marshall Johnson, Hilary Hedin, Mike Berthiaume, Kerry Rodd, Dave Line – Public Works, and Jill Wartner – City Clerk.

Absent: Wendy Kidd

Citizen Present: Annie Mathews, Tom Niemi, Jane Oswald, Pam Lindmeyer, Karen Fronden, Spencer Kadlec, Scott Hegg, John Boland, Monica Boland, Karen Eliason, Larry Sherk, Emily Fisher, Heidi Freeman, and Bonnie Freeman.

Scott Hegg was there to present plans to build a 16 dwelling apartment building on the corner of 29th Street and Bryant Ave. The apartment building would house 12 one-bedroom apartments and 4 two-bedroom apartments and would be considered workforce housing (which is aimed at ages 30 and under) they would not be income based. There are 4 lots and they currently own 3 of them and is looking into purchasing the 4th which would allow more room for parking. They are looking to start building in July and would be putting in a 6-inch sewer line. Scanlon currently does not have any city sewer lines and would be responsible for the cost in creating a sub-line. Scott Hegg said any cost for the city he would cover. It was also stated that on the west side of the property there is an easement that cannot be built on.

Comments from residents;

- Emily Fisher, 2806 Bryant
 - Adamantly against
 - Parking lot goes into a driveway
 - Lot 5 is not being purchased
 - It will cause increased traffic
 - Scanlon will lose it's safe feeling
 - The fact that it's aimed at ages 30 and under does not make her feel safe
 - She will move out if construction proceeds
- Annie Mathews, 1216 28th Street
 - Will it be section 8 housing? No
 - How will it affect property taxes? We don't know
- Karen Eliason, 1217 29th Street
 - Moved here 40 years ago for the safe feeling
 - It's on a designated trout stream
 - This is a residential community
 - The roads will need more maintenance
- Larry Sherk
 - Originally told only 2-4 units
 - He feels information is not being shared with residents
 - They've been drilling on the property for a while
 - Why were they just told about the meeting the week prior

- John Boland, 1211 29th Street
 - Not zone properly for an apartment building
 - Everyone already speeds on 29th Street
 - There is not enough parking
 - This will increase traffic
- Jane Oswald, 1217 28th Street
 - She told us dirt was being moved this past winter
 - Concerned about the safety of people and dogs
 - It will cause additional wear and tear on the streets
 - There is already a dip on 29th Street
 - There will safety and road issues
 - The road isn't wide enough.
- Emily Fisher, 2806 Bryant
 - Concerned about the pollution to the DNR trout stream
 - Concerned about increased policy activity

Marshall asked if there would be a sprinkler system? Yes. Marshall also stated they would need to put in a larger water line.

Bonnie Freeman stated they are not selling their lot to them.

Mike Berthiaume stated Greg White called him and is concerned about the fact that when people buy a house they tend to stay longer and become part of the community but when they rent an apartment they don't stay as long and aren't putting down roots. There is also a concern about increase in traffic. Mike mentioned that Eric Diver is looking to sell his property and it may be perfect for something like this.

Scott Hegg stated they are not looking to make enemies and will just squash the building plans. They will consider building townhomes or single-family homes.

Adjournment: Motion to adjourn made at 3:39pm made by Scott Boedigheimer, second by Cody Grashorn.

Ron Stigers, Mayor

Jill Wartner, City Clerk/Treasurer

ATTEST