

MINUTES OF PLANNING COMMISSION MEETING
March 11, 2019

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 11th day of March, 2019 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Commissioner Ferris, Commissioner Fitch, Commissioner Tinsley, Commissioner Thompson, Commissioner Zelinske and Commissioner Burton.

THE FOLLOWING WERE ABSENT: Torkelson

THE FOLLOWING WERE ALSO PRESENT: Administrator Theresa Coleman, City Clerk Rappe, Mike Marti, David Martin, Sonja Thompson, Dustin Tomoson, Trevor Langemo, Tim O'Morro, Alex Malm, Sara and Troy Brown

CALL TO ORDER AT 6:30

MINUTES OF THE PREVIOUS MEETINGS – JANUARY 14, 2019 – Motion to Approve the Minutes made by Commissioner Thompson, second by Commission Burton with All Voting Aye.

PUBLIC HEARING – VARIANCE CASEY'S SIGN – Casey's General Store is asking for a variance of 6'8" to erect their sign. This is much shorter than the Burger King sign.

Public Hearing Opened.

Dustin Tomoson of Ringdahl Architects is in attendance representing Casey's General Store as their architect for the sign.

Public Hearing Closed.

The Planning Commissioners looked at the layout of the lot and where the sign will be and were in agreement that they had no issues with this variance.

Motion to Approve the Resolution Granting a Variance to Casey's for the Sign made by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.

PUBLIC HEARING – PRELIMINARY PLAT – THOMPSON ADDITION – Commissioner Thompson recused himself from this portion of the meeting.

Administrator Coleman stated that the side yard setback for the house on lot 13 could be varied to be less than the 6 ½ feet since it is in a PUD. Coleman went over staff comments. The current driveway will go away and the shared drive will replace it. Conditions on the CUP have been incorporated into the preliminary plat. Commissioner Tinsley questioned the width of a 16 foot driveway. Mr. Thompson stated that there are the two required parking spots for the homes in front of their house and if they have guests there would be parking on 16th St. NE and there would be no parking on the private drive and it will be part of the association documents. Commissioner Fitch asked if the association documents are complete. Mr. Thompson stated they are in process.

Public Hearing Opened.

Aaron and Sonja Thompson – 504 16th St. NE – Mr. Thompson went through the staff planning review. The sidewalk is graded and Thompson asks that it wait to be put in until there is a connection.

Thompson was told that parkland fees were paid by the previous developer. Coleman stated that fees are calculated based on area but the Council and Planning Commission can re-evaluate this since the density is changing since the last development. Thompson asked if the wac and sac fees were paid. Coleman stated that there would be an opportunity for the Planning Commission and Council to re-evaluate these also. Thompson asked if hydrant cost was covered by the city and Commissioner Fitch stated that it is not. The Fire Chief approved the turnaround at the end. Thompson stated that financing

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is in place to put in the drive and the first set of townhomes. He would start with two at the south end and work toward the north. Commissioner Burton asked if Thompson will maintain the green space while building is in process.

Trevor Langemo - 1400 2nd Ave Cir NE – asked if they have considered traffic in the mornings and afternoon and that this is a lot of extra cars. He also asked if the intention is to sell and not rent. Mr. Thompson stated that the intention is for sale.

Sara/Troy Brown – 1404 2nd Ave Cir NE – They want to stay in a residential neighborhood stated this feels like an apartment building in their back yard and concerned about their property value. They are also concerned about safe routes to school. They are concerned with adding traffic and construction noise.

Aaron Thompson – he lives in the house on the corner and they want to keep it as a residential area and with putting one drive instead of 5 and they were improving the traffic flow.

Public Hearing Closed –

Commissioner Zelinske feels that putting in a sidewalk in is a waste of time unless you are going to make everyone along there put them in and he feels this should be part of the safe routes to school and a bike path should be all along the south side of 16th St NE.

Commissioner Burton stated that we will need some traffic controls and bike path or trail and how we do it is to be debated yet. Administrator Coleman stated that the City has opportunity to do a demonstration project on the corner of 5th Ave and 16th St. There will be some distance from that intersection that there will be no parking on 16th St NE and 5th Ave NE.

Commissioner Tinsley is concerned with width of the drive and it will be hard to enforce the parking on the street.

Commissioner Ferris feels the planning commission really doesn't have anything to do with the fees and that would be a Council decision.

Commissioner Fitch is concerned with sidewalk, and parking on street. Mr. Thompson stated that he is not opposed to putting in a sidewalk he would just like it to go somewhere. Administrator Coleman will have the City Engineer put some numbers together to put sidewalk in to Hwy 57.

Commissioner Burton also stated that the City's comprehensive plan states that people wanted this type of development around the school.

Administrator Coleman will get comments from engineer before final plat.

Motion to Approve the Preliminary Plat with changes of adding a bituminous bike path on north side, language consistent with comp plan, #2 remove final plat, made by Commissioner Burton, second by Commissioner Fitch with All Voting Aye.

PUBLIC HEARING – FINAL PLAT – THOMPSON ADDITION – removed due to an incomplete application.

TABLED DECISION FOR THE PRELIMINARY PLAT STONE RIDGE 2ND

The developer has made a formal request to address the Council this Wednesday on storm water. David Martin, Massey Surveying, stated that an agreement is in the process of being prepared for Marti and Schuette and they are pursuing two options. The first option is a larger regional pond down in the existing drawal that is partly on the County property and Schutte's property that is consistent with existing wetlands that cannot be determined until spring. Option B is a pond on Schutte's property for Stone Ridge 1 and 2. Outlot A seems graded appropriately already for a trail and they don't want to have to re-grade it if it is not necessary. **Motion to Recommend to Approve the Preliminary Plat made by Commissioner Thompson, second by Commissioner Burton with All Voting Aye.**

REVOCATION OF WILKER CONDITIONAL USE PERMIT – Administrator Coleman stated that there were 8 specific conditions listed Wilker's 2010 CUP. A letter was sent on July 12, 2018 and the

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Planning Commission met on August 6, 2018 and no action was taken since it was within the 30 days given in the letter. Mr. Wilker did not come into compliance within that 30 day so on September 10, 2018 there was a public hearing for revocation of the CUP and no action was taken. It was stated that Wilker's attorney and the City Attorney should confer. A letter was sent by Wilker's attorney and discussed with the City Council. Commissioner Burton stated that the City has gone out of their way to provide an opportunity to let Mr. Wilker come into compliance. He has made no effort. Without meeting the conditions of the CUP he is not in compliance. Commissioner Fitch stated that we have exhausted all opportunities to work this out in a civil manner and he has had nine years.

Motion to Recommend Approval of the Resolution Revoking the Conditional Use Permit for Jason Wilker Landscaping made by Commissioner Burton, second by Commissioner Fitch with All Voting Aye.

HOSINGTON-KOEGLER – HKGI provided an outline and quote. The commission is in agreement with the proposal for \$30,000 and outline would like to move forward with this. The Planning Commission will hold a workshop on April 22, 2019 at 6PM at the Public Works Building Conference Room.

ADJOURN 7:58 PM

Respectfully Submitted,

Linda Rappe, City Clerk