

MINUTES OF PLANNING COMMISSION MEETING
March 9, 2020

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of March, 2020 at 6:30 PM

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

THE FOLLOWING WERE ABSENT: Commissioner Thompson and Commissioner Burton

THE FOLLOWING WERE ALSO PRESENT: City Administrator Tim Ibisch, City Clerk Rappe, Laura Chamberlain, Tim O'Morro, Sonja Thompson, Jamie Judisch, Dawn Lorentz, Mike Lorentz, Christie Bausman, Julie Nagorski, Jason Wilker, Doug Buck, Coy Borgstrom and Nick Newman.

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING JANUARY 13, 2020 - Motion made to Approve the January 13, 2020 Meeting Minutes made by Commissioner Tinsley, second by Commissioner Torkelson with All Voting Aye.

MINUTES OF THE PREVIOUS MEETING FEBRUARY 10, 2020 - Motion to Approve the February 10, 2020 Minutes as Submitted made by Commissioner Zelinske, second by Commissioner Tinsley with All Voting Aye.

PUBLIC HEARING FOR KWIK TRIP CONDITIONAL USE PERMIT – Administrator Ibisch stated that Kwik Trip intends on demolishing the existing building on their previous property and repave it for truck parking. The lighting plan and easements are in the packet. City Attorney Leth stated that there is an error in the description of the legal easement agreement and Kwik Trip is working on updating that wording. Administrator Ibisch referred the Commissioners to the criteria of issuing the conditional use Permit. Nick Newman was in attendance representing Kwik Trip.

Public hearing opened
No comments
Public hearing closed

Discussion: Commissioner Tinsley questioned the lighting for the crosswalk. Administrator Ibisch stated that the lighting plan is in the packet and he believes there is enough ambient lighting. Mr. Newman stated there is not a direct street light. Mr. Newman stated that this is not intended for people who will be walking back and forth from the store, the principal is for the people to use the store and fill up and then go park for the time they need. Mr. Newman stated that this is an opportunity for Kwik Trip to provide an extra service for their customers who tend to use their parking lot for that now. There is quite a bit of lighting that comes from the current store that flows onto the street. Administrator Ibisch stated that Guy Kohlnhofer, County Engineer, would require a change of access permit and would not

permit a crosswalk. The Planning Commission was in agreement that the following conditions be addressed; a condition that the easement language be updated, the appropriate building and demo permits be obtained, all necessary permits including NPDES Construction Storm Water, Dodge County right-of-way, MnDOT Drainage/Work in Right of Way, Along with the City Engineer comments except #10 which would have been a requirement for a crosswalk.

Motion to Approve the Conditional Use Permit for a Parking Lot per Section 154.080(4) of the Kasson City Code of Ordinances with Conditions set forth made by Commissioner Zelinske, second by Commissioner Torkelson with All Voting Aye.

DISCUSSION ON THOMPSON ADDITION REVISION – The City Council directed this to come back to Planning Commission. The final plat has not yet been filed. Sonja Thompson and Jamie Judisch, spoke on behalf of Aaron Thompson. Ms. Thompson stated that they had not filed a final plat to not be in competition with another developer in town. They have changed their focus from townhomes to smaller townhomes in a four plex configuration. These will be priced at a maximum of \$250K. There will be two four plexes on the west side and one four plex on the east side. The outlot will stay vacant for the time being. The street will be a private street maintained by the HOA. Administrator Ibisch asked the Planning Commission if these were enough changes to start the process over or would they like to amend the final plat. Commissioner Fitch stated this is not an issue for fire trucks. These will be slab on grade two story buildings, the one on the east side could have a basement but that is concept as opposed to the plan. They plan to start construction on the west units first. **Motion to Proceed With The Final Plat As Amended with the New Design made by Commissioner Fitch, second by Commissioner Zelinske with All Voting Aye.**

WILKER CONDITIONAL USE PERMIT – Administrator Ibisch stated that there is a timeline set with the tabling of this from the January meeting. Ms. Chamberlain stated the considerations that the Commissioners should take into consideration when making this decision. The applicant has submitted an updated development plan for the site, showing the main building with the expansion. The plan shows signs, lighting and landscaping. Ms. Chamberlain showed estimated dimensions of the lots and buildings. Outdoor storage is required to be screened in an R-1 district. There is not a parking standard for gardens and nurseries but the city could apply other standards.

Chairman Ferris stated that a couple of conditions that were on the original CUP have been dropped. Ms. Chamberlain stated that condition #13 would require any expansion or extra buildings to come back for an exception to the CUP. Chairman Ferris asked the City Administrator if the City has the resources, to continually monitor this CUP, Administrator Ibisch stated that we do not.

Administrator Ibisch stated that he believes that a buffer would be one of the most important items in terms of conditions. We could go through the conditions point by point, we are not that far apart from what Mr. Wilker has proposed.

Commissioner Zelinske stated that he would be willing to drop it from 300 trees to 150 trees, 50 trees a year for three years. Chairman Ferris stated a landscaping business is not allowed but a garden and nursery is allowed in an R-1 District. Mr. Wilker agreed to have Ron Unger, City Arborist, meet him to

come out to his property to count trees and shrubs and bufferyards. Commissioner Zelinske asked if Mr. Wilker would be ok planting 150 trees in the three years, Mr. Wilker stated that he had planted trees, but they are not big yet. Mr. Wilker that he believes it is unfair for the City to tell him what kind and size of trees to sell and plant. Mr. Wilker will plant saplings but they would not meet the diameter. He has nursery stock to sell to the west of his main building.

Mr. Wilker stated that there is screening on the south side of his property and the homeowners have never complained. He stated that the screen between the driveways is a safety issue and that he does have ornamental trees and pine trees along the north east and north sides of the property. Mr. Wilker asked what hardcover was and believes that if you count his right of way and easements he is within the allowed greenspace. Commissioner Zelinske stated that their biggest concerns were the screening, the trees and the addition to the building and Mr. Wilker could talk with Ron Unger about what he can do to green up the property for the percentage of hardcover. Mr. Wilker stated the addition to the building would be to get his equipment inside.

The Planning Commission asked for an extension of 30 days in writing. Mr. Wilker stated he would agree to the 30 day extension and to have Ron Unger contact him to come out.

Commissioner Fitch asked if it is practical to sell 50 trees a year and to plant 50 trees a year. He thinks buffers are fine and his big issue is that we are not requiring that he plant trees that he cannot use. Another concern is being able to follow up on an annual basis to make sure that we are all doing what we said we would do.

Motion to Receive an Extension from Mr. Wilker for 30 Days and to have Mr. Unger go to the Property and Come Back to the Planning Commission with a Report to set terms that are agreeable for both, made by Commissioner Zelinske, second by Commissioner Torkelson with All Voting Aye.

Ms. Chamberlain will follow up with an extension letter and a list for the City Arborist.

OTHER – Administrator Ibisch stated that at the April meeting we will start working on Zoning Ordinance again.

Adjourn 7:54PM

Respectfully Submitted,

Linda Rappe, City Clerk