

**Plan Commission Meeting Minutes**  
**Monday, November 14, 2022 at 6:00 pm**  
**Hybrid Meeting**

**Members Present:** Mayor Swadley, Chair; Brett Schumacher; Phil Caravello; Tom Robinson; Al Farrow; Dorann Bradford and Tom Majewski

**Members Absent:** None

**Staff:** Rodney Scheel, Planning and Development Director

**Guests:** Jeff Kraemer; Ron Klaas; Michael Maas; Robert Hostrawser; Steve Tremlett; Adam Ryan; Patricia Micetic; David West; Lara Romine; Jordan Tilleson; Karen Drogsvold; Sherry Leick; Denise & Matthew Kuehl; Chuck Elliott; Scott Klongland

1. **Call to Order.** Mayor Swadley called the meeting to order at 6:00 pm.
2. **Plan Commission meeting minutes of October 10, 2022.**  
Motion by **Schumacher** to approve the minutes as presented, 2<sup>nd</sup> by **Caravello**. Motion carried unanimously.
3. **Council Representative Report.**  
Caravello stated the Common Council approved O-18-2022, O-24-2022, O-25-2022 and R-202-2022.
4. **Status of Current Developments.**  
Scheel gave an overview of the status of developments as outlined in the packet of materials.
5. **Preliminary plat for Magnolia Springs.**  
Scheel highlighted aspects of the Preliminary Plat and associated resolution for the benefit of the Commission and public.

Mayor Swadley opened the public hearing.

No one registered to speak and no one came forward to speak.

Mayor Swadley closed the public hearing.

Motion by **Schumacher** to recommend the Common Council approve the Preliminary Plat as presented, 2<sup>nd</sup> by **Bradford**.

Majewski questioned whether the water areas in the parkland area was included in the “parkland” dedication total. He also questioned the grades within the dedicated parkland area. The water areas are not included in the parkland calculation and the Parks & Recreation Committee worked with the developer to prescribe an area for playground equipment and trails.

Majewski raised concern that the stormwater management basin proposed in Outlot 2 is not curvilinear in appearance. He indicated the basin should be organic in nature. There was discussion about this item.

Motion by Caravello, seconded by Majewski to amend the original motion to change Recital Item D in the proposed resolution to indicate "...the configurations of stormwater management ponds within the Plat are not acceptable..." Motion carried 5-2 with Swadley and Bradford voting no.

Motion by Caravello, seconded by Majewski to amend the original motion to add #17 to the resolution stating: "Before the City will sign a Final Plat, the proposed stormwater management basin for Outlot 2 is to be modified to comply with the aesthetic, curvilinear, expectations of City Ord. 66-904(8) to the satisfaction of the City." Motion carried unanimously.

Original motion as amended twice carried unanimously.

**6. Conditional use for an indoor commercial entertainment use (arcade and video gaming including alcohol consumption) at 384 E. Main Street.**

Scheel explained the request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by Caravello to recommend the Common Council approve the Conditional Use Permit as presented, 2<sup>nd</sup> by Majewski. Motion carried unanimously.

**7. Electronic Message Board Signage at 384 E. Main Street.**

Scheel explained the request. There was discussion about the need for the project to be compatible and harmonious with existing buildings. The electronic message board sign seems out of character for the front of a building in the Downtown Overlay District.

Motion by Caravello to approve the electronic message board as presented, 2<sup>nd</sup> by Schumacher.

Motion *failed* 7-0.

**8. Certified Survey Map to split the property at 1540 Williams Drive.**

Scheel explained the request.

Motion by Schumacher to recommend the Common Council approve the certified survey map as presented, 2<sup>nd</sup> by Caravello. Motion carried unanimously.

**9. Conditional use for a daycare use (Ginger Bread Preschool and Child Care) at 1540 Williams Drive.**

Scheel explained the request.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Schumacher** to recommend the Common Council approve the conditional use resolution as presented, 2<sup>nd</sup> by **Bradford**. Motion carried unanimously.

**10. Site plan for development of the property at 1540 Williams Drive.**

Scheel explained the request.

The architect, Michael Maas, provided a summary of the project.

Motion by **Bradford** to approve the site plan resolution adding the staff letter to ADCI dated October 27, 2022 as additional contingency, 2<sup>nd</sup> by **Schumacher**. Motion carried unanimously.

**11. Conditional use for indoor commercial entertainment and in-vehicle sales uses (restaurants) at 1424 US Highway 51 (former Pizza Hut site).**

Scheel explained the request. Jeff Kraemer indicated that Noodles and Co. will be the eastern tenant, T-Mobile is planned for the center unit and Cousins Subs is the western tenant. He indicated Noodles and Co. pickup window will require preorder and prepayment so no ordering will occur in their pickup window. Scheel explained the interest by the applicant to not require one-way onsite circulation. Scheel proposed the following language be added to the Conditional Use Permit resolution: subject to the following:

- No vehicles can stack into USH 51-138
- An approved site plan by the Plan Commission

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Bradford** to recommend the Common Council approve the conditional use resolution as presented with the additional language proposed by Scheel, 2<sup>nd</sup> by **Majewski**.

Motion carried unanimously.

**12. Site plan for redevelopment of the property at 1424 US Highway 51.**

Scheel explained the request. A few minor items identified in the staff letter such as landscaping for the bufferyard are being worked out.

The staff review letter recommends a one-way on-site traffic pattern. The owner doesn't believe the one-way traffic pattern is necessary. Therefore, Scheel recommends the following language be added to the site plan resolution: Staff review letter, "but allows for two-way traffic on the south side of the site unless vehicle stacking becomes an issue as identified by the City Zoning Administrator and at that time signage will be required to be installed by the property owner to installed one-way traffic signage and Do Not Enter signage."

Motion by **Bradford** to approve the site plan resolution with the additional recommended language, 2<sup>nd</sup> by **Schumacher**.

Motion carried unanimously.

**13. Façade and signage improvements at 176 E. Main Street.**

Scheel explained the request.

Motion by **Robinson** to approve the façade improvements as presented, 2<sup>nd</sup> by **Caravello**.

Motion carried unanimously.

**14. Specific Implementation Plan for Lot 6 in the 51 West Development.**

Scheel explained the request. Chuck Elliott provided additional background on the project.

Motion by **Schumacher** to approve the site plan as presented, 2<sup>nd</sup> by **Bradford**.

Motion carried unanimously.

**15. Public Sidewalk and Driveway location at 1000 Riverview Drive.**

Scheel explained the agenda item. Patricia Micetic explained the concept to have a driveway from Roby Road. Scheel expressed safety concerns about having a driveway open on Roby on this steep section of street near the intersection with Lincoln. Scheel provided rationale to not require sidewalks on any of the frontages (Lincoln, Roby or Riverview) until a major City street project takes place. Scheel presented a revised resolution that requires the driveway for this property to access Riverview Drive (not Lincoln Avenue or Roby Road) and that public sidewalks not be installed until part of a larger City project on any of the street frontages due to design, grade, and accessibility and safety considerations.

Motion by **Caravello** to approve the revised resolution presented by Scheel, 2<sup>nd</sup> by **Schumacher**.

Motion carried unanimously

**16. Future agenda items.**

Stone Crest Area Urban Service Area Amendment  
Magnolia Springs Plat

**17. Adjournment.**

Motion by Majewski to adjourn at 8:00 pm, 2<sup>nd</sup> by Bradford. Motion carried unanimously.

Respectfully Submitted,  
*Rodney J. Scheel*