

Plan Commission Meeting Minutes
Monday, June 13, 2022 at 6:00 pm
Hybrid Meeting

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

Members Absent: Tom Robinson

Staff: Rodney Scheel, Director of Planning and Development; Michael Stacey, Zoning Administrator

Guests: David West; Dawn McIntosh; Connor Nett; Fred Swed; Chuck Elliott; and Jim Ternus

- 1. Call to Order.** Mayor Swadley called the meeting to order at 6:00 pm.
- 2. Plan Commission meeting minutes of May 9, 2022.**
Motion by **Caravello** to approve the minutes as presented, 2nd by **Bradford**. Motion carried 6-0. (Schumacher abstained)
- 3. Council Representative Report.**
Caravello stated the Common Council approved O-12-22 and O-13-22.
- 4. Status of Current Developments.**
Scheel gave an overview of the status of developments as outlined in the packet of materials including the CARPC recommendation to approve the Emmi-Roth USAA application. Additionally, a draft of the USAA of the former Teigen farm has been provided for review.

Schumacher questioned the status of the Walmart landscaping. Stacey stated they are supposed to begin work at the end of June.

Majewski questioned the status of the Dollar Tree non-compliances. Scheel stated the stormwater work is scheduled for the end of June and the dumpster enclosure has been taken care of.

Mayor Swadley stated that Weebleworld and the new Sheriff's office have been completed and will have grand openings.
- 5. Planned Development Concept Plan for 51 West Development, Lot 6.**
Scheel gave an overview of the request.

Chuck Elliott representing David West explained the intent of the proposed change for 4-unit structures to a duplex project.

Schumacher questioned emergency vehicle access and removal of the access to Oak Opening Drive. Chuck Elliott explained they had planned to use the east side of the lot for a berm to buffer the residential from the commercial sites to the east. Chuck Elliott explained the driveway width should be ample room for access and they also plan to provide a berm to buffer the property to the north.

Schumacher would like to hear from the Fire Chief about emergency access.

Farrow asked when the Fire Department would review this project. Scheel stated the information has been provided to the Fire Department and this is just a concept for discussion. We would seek more formal input from the Fire Department at the General Development Plan stage.

Caravello agrees with Schumacher regarding access.

Chuck Elliott stated each unit will have 4 parking stalls so access will always be open for emergency vehicles.

Scheel stated the plan is to create a condominium. Chuck Elliott stated that is true and they plan to start the project hopefully by this fall or at the latest next spring.

Schumacher likes the pedestrian connection to the park.

6. Planned Development – General Development Plan Extension for Lots 3, 4, 5, 7 and Outlot 1 at Kettle Park West.

Scheel gave an overview of the request including the staff recommendation to require future proposed drive-thru establishments for Lot 7 go through a conditional use process.

Conner Nett of Forward Development Group explained the reasons for the delay to develop the lots which include Covid.

Schumacher questioned the amount of drive-thru lanes approved for Popeye's Chicken. Connor Nett stated there are 2 lanes.

Connor Nett stated had they know how the business models for fast food restaurant's would change they would have had 2 lanes for Dunkin Donuts.

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 GDP extension with the requirement that all new drive-thru establishments for Lot 7 go through a conditional use permitting process, 2nd by **Bradford**. Motion carried unanimously.

7. Planned Development – General Development Plan Amendment for Lots within Block 1 and Block 2 of The Meadows at Kettle Park West.

Scheel gave an overview the request.

Connor Nett explained the intent of the proposed setback changes which are due to different models of homes by Lennar.

Majewski questioned if vehicles would be parked into the alley. Connor Nett stated they would not be parked in the alley but would be into the right-of-way.

Schumacher questioned if the reduction in grass area will reduce marketability. Connor Nett stated they are planned to be affordable and are adjacent to the trail which is favorable.

Mayor Swadley asked if Lennar is under contract. Connor Nett stated yes and this is part of their need to make the project affordable. Lennar would like to start as soon as possible.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Farrow** to recommend the Common Council approve the GDP amendment as presented, 2nd by **Caravello**. Motion carried unanimously.

8. Planned Development – Specific Implementation Plan for property at 1800 Williams Drive.

Scheel gave an overview of the request and stated the resolution should be amended from a 40-foot wide access at the curb to 50 feet.

Farrow questioned how the trash is emptied. Jim Ternus of Strand Associates stated that the unit is removed and another is put in place.

Schumacher had questions about the cold storage area. Jim Ternus stated the storage area would not be below freezing. There was a discussion about materials used for the floor, walls and ceiling.

The group discussed parking restrictions on Williams Drive and Glacier Moraine Drive. Jim Ternus stated there is ample room onsite for trucks to queue.

Schumacher questioned the number of shifts for the operation. Jim Ternus stated there would be 3 shifts.

Motion by **Majewski** to approve the SIP with the change from 40 feet of access width to 50 feet, 2nd by **Schumacher**. Motion carried unanimously.

9. Future agenda items.

Scheel stated we should see some revisions to the former Teigen Farm development including the USAA draft.

Schumacher questioned when they would see an amendment for drive-thru requirements. Scheel stated we have been having conversations with the City Attorney.

Mayor Swadley stated the Attorney has been looking into short term rentals for residential property.

10. Adjournment.

Motion by **Schumacher** to adjourn at 6:53 pm, 2nd by **Majewski**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey