

Plan Commission Meeting Minutes
Monday, July 11, 2022 at 6:00 pm
Hybrid Meeting

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

Members Absent: None

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

Guests: Laura Davis; Rob Hostrawser; Rich Morris; Stephen Tremlett; and John Christman

- 1. Call to Order.** Mayor Swadley called the meeting to order at 6:00 pm.
- 2. Plan Commission meeting minutes of June 13, 2022.**
Motion by **Robinson** to approve the minutes as presented, 2nd by **Bradford**. Motion carried unanimously.
- 3. Council Representative Report.**
Caravello stated the Common Council approved R-133-2022.
- 4. Status of Current Developments.**
Scheel gave an overview of the status of developments as outlined in the packet of materials including the final plat for Kettle Park West – The Meadows Replat was recorded and the landscaping for Walmart has been ongoing since late June.
- 5. Conditional use permit for a Commercial Indoor Lodging use at 172 E. Main Street.**
Scheel gave an overview of the request.

Robinson questioned if there are 2 means of egress. Laura Davis and Rich Morris confirmed there are 2 means of egress.

Laura Davis explained the progress made on the building.

Schumacher questioned the short term use of the facility. Laura Davis stated they would be using Airbnb and anticipate weekend use and customers staying over during Opera House events.

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 CUP resolution as presented, 2nd by **Caravello**. Motion carried unanimously.

6. Conditional use permit for an Indoor Commercial Entertainment use (Fitness Center) at 209 S. Sixth Street.

Scheel gave an overview of the request.

John Christman explained the personal training use.

Mayor Swadley opened the public hearing.

No one registered to speak.

Mayor Swadley closed the public hearing.

Motion by **Robinson** to recommend the Common Council approve the CUP resolution as presented, 2nd by **Schumacher**. Motion carried unanimously.

7. Urban Service Area Amendment for Magnolia Springs (Former Teigen Farm).

Scheel gave an overview the request.

Steve Tremlett explained the USAA including planned stormwater management and park trail connectivity.

Mayor Swadley questioned the difference and depths of the ponds. Steve Tremlett stated there are wet and dry ponds. Scheel stated the depth is 10 feet.

There was a lengthy discussion as follows:

- Maintenance of the stormwater ponds was questioned. Ponds are planned to be dedicated to the City. There is a maintenance period to make sure the ponds operate as designed.
- Ponds need to be a naturalistic shape. Developer will work to make the ponds more naturalistic. Further review expected at the preliminary plat stage.
- Parkland use was discussed with current plans for a more passive park. Further discussion planned.
- Outlot 04 and 05 safety discussed for stormwater management. Traffic Engineer for developer has determined that the proposed stormwater management is safe.
- Page Street is a local bike route. Developer to look into this.

Motion by **Robinson** to recommend the Common Council approve the USAA resolution including staff edits as appropriate, 2nd by **Bradford**. Motion carried unanimously.

8. Annexation of 1548 US Highway 51 from the Town of Dunkirk.

Scheel gave an overview of the request.

Mayor Swadley questioned the plan for the lot. Scheel stated the City Comprehensive Plan Future Land Use Map depicts the property as Mixed Use and the initial zoning will be Rural Holding.

Caravello questioned if a Town island will be created. Scheel stated there is already an island and this will be reducing the size of the island. Scheel noted the Dept of Administration has found the annexation to be in the public interest.

Motion by **Caravello** to recommend the Common Council approve the annexation ordinance as presented, 2nd by **Schumacher**. Motion carried unanimously.

9. Future agenda items.

Schumacher stated the staff report needs to be updated related to projects that are not yet completed.

Magnolia Springs preliminary plat.

Eldon Homes signage downtown at 135 W. Main Street.

10. Adjournment.

Motion by **Schumacher** to adjourn at 7:06 pm, 2nd by **Caravello**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey