

MINUTES OF PLANNING COMMISSION MEETING

August 9, 2021

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of August, 2021 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Burton, Commissioner Thompson, Commissioner Torkelson, Commissioner Tinsley, Commissioner Egger and Commissioner Fitch

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Administrator Ibisch, Clerk Rappe, Laura Chamberlain – HKGi, Mike Marti and Tim O'Morro

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – July 12, 2021 - Motion to Approve the Minutes as Submitted made by Commissioner Thompson, second by Commissioner Torkelson With All Voting Aye.

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR FILL IN FLOOD FRINGE – Planning Consultant Laura Chamberlain stated that within the flood fringe (100 year flood plain) to fill more than 1000 cubic yards it requires a conditional use permit. The applicant is proposing to fill this now so in the future it would be ready for a building. One of the conditions of this would be a site plan review before a building permit would be issued. There are a few items that aren't tied to this CUP but need to be addressed. One issue is the row access of 33 feet to extend the road and this will need to be dedicated. We want to make sure that the flood plain is protected and water flow will not be impeded. Staff recommends that the trail easement be shown outside the floodway and a 20 foot width.

Public hearing opened

No comments

Public Hearing closed

Administrator Ibisch went through the staff recommendations. Mike Marti was in attendance and is concerned with his having to obtain an utility access easement to the SW property, that he does not own, to allow for a water main loop that is needed to meet the water supply needs of the site. Another concern Mr. Marti has is the 20 feet of easement.

Motion to Recommend Approval made by Commissioner Thompson, second by Commissioner Tinsley with All Voting Aye.

PUBLIC HEARING – FENCE ORDINANCE UPDATE – Ms. Chamberlain went through changes including fences will continue to not be permitted via building permits and if someone wants to put the fence on the property line they need a conditional use permit. A front yard fence would be allowed only at 36 inches or a 6 foot fence would be allowed if it was 50% see through. If they want to be on the property line and go through the CUP process they would need an access agreement with neighbor.

Public Hearing Opened

NO Comments

Public Hearing Closed

Discussion – Commissioner Burton stated that if we are making decisions based on aesthetics then we need to do a better job of enforcement. Ibisch stated that most enforcement is complaint driven. His second point is #5 and would like to add “of non-living material”.

Commissioner Egger asked about the access easement and thought it should be reworded to access agreement. All were in agreement. Ms. Chamberlain stated that the access agreement would be recorded.

Chairman Ferris stated that this is a step in the right direction.

Motion to Recommend Approval with the Change of “easement” to “agreement” and add to #6 the wording of “non-living material”, made by Commissioner Fitch, second by Commissioner Egger with All Voting Aye.

UPDATE ON PLAZA 57 COFFEE – Ms. Chamberlain updated the commission on the Plaza 57 coffee request. This is permitted with standards by the new code. The coffee stand itself is a mobile truck but since they are planning on making it a drive thru that is what triggers review by the staff on circulation plans.

UPDATE ON TRANSPORTATION MAP/PLAN – Engineer Theobald is still updating and should probably come back next month.

OTHER – Chairman Ferris asked about the project that is proposed for the old school. Administrator Ibisch stated that Paul Waushauer has a purchase agreement with KARE for the old school and this would be a senior living. He is coming to council on Wednesday night with a presentation.

ADJOURN – 7:23pm

Respectfully Submitted,

Linda Rappe, City Clerk