

MINUTES OF PLANNING COMMISSION MEETING

January 12, 2015

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12th day of January, 2015 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Dean, Borgstrom, Sannes, Ferris, Richette, Torkelson and Stafford

THE FOLLOWING WERE ABSENT: none

THE FOLLOWING WERE ALSO PRESENT: Community Development Director Mike Martin and Admin Assistant Weigel, Councilperson Egger, Todd Witzel; ICS Engineering, David Dripps; Davidson Development, Shirley Harper and Judy Ruport.

CALL TO ORDER: Chairman Dean called the meeting to order at 6:30 PM.

MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS: Sannes made a motion to approve the minutes from November 10, 2014, Borgstrom seconded. Ayes: Dean, Borgstrom, Sannes, Ferris, Richette, Torkelson and Stafford.

PUBLIC HEARING OPENED FOR KASSON MANTORVILLE HIGH SCHOOL CUP: Community Development Director Martin stated that a 63,500 square foot addition is proposed to be added to the north and east sides of the existing high school building. Parking will be expanded and reconfigured to increase the number of vehicles. This expansion has been in the works for many years and was considered when the City constructed the utilities under 5th Ave NE and 16th St NE. PUBLIC HEARING CLOSED

COMMISSIONER DISCUSSION –

Commissioner Borgstrom asked if the 488 parking stalls met the ordinance requirement and Todd Witzel of ICS Engineering stated yes, slightly over the requirement in fact, approximately 500 stalls. Borgstrom also asked if this building will need more additions in the future. Mr. Witzel responded that at this point they hope to be building it big enough now so there won't be any additions needed in the next 10-15 years.

Commissioner Sannes, Ferris, Torkelson, Stafford and Richette all stated they had nothing to add.

Motion: Borgstrom made a motion to approve the resolution based on the finding of facts, second by Torkelson. Ayes – Dean, Borgstrom, Sannes, Ferris, Richette, Torkelson and Stafford Nays – none.

PUBLIC HEARING OPENED FOR DAVIDSON DEVELOPMENTS CUP: Community Development Director Martin informed the Commission that Davidson Developments would like to build a two family dwelling on a currently vacant lot. The two family dwelling would have a common wall. This structure is proposed to be on the NW corner of the block and the SE corner of the intersection. The land use request is straight forward but the proposed structure is unique in appearance. Martin reminded the Commissioners that the CUP process is the only point that appearance of the structure can be addressed. **David Dripps** (208 Bergmann Drive, Mantorville) addressed the Commission and stated that yes he is looking to build a duplex, taking two single units and making them one structure. Mr. Dripps feels that this neighborhood is dilapidating and would like to help revitalize it. **Judy Ruport** (403 3rd Ave SW, Kasson) asked how this will affect taxes on current homes in the neighborhood. **Commissioner Borgstrom** stated that this is an empty lot and putting a house on it shouldn't increase neighbor's property taxes. This structure will fit in with the

current properties in the area. Borgstrom asked if both units had garages and Mr. Dripps stated that yes, Unit 1 is a side load garage from 3rd Ave SW and Unit 2 will access the garage from 5th St SW. Neighbors asked if this would be built and sold or would Mr. Dripps rent the property? Dripps stated that at this time he did not know. Martin informed the Commission and Mr. Dripps that if these units would be sold as individual units there would need to be some zoning work done. **Chairperson Dean** stated that the issue is not that this application is for a duplex but of the appearance of the property and would like to see exactly what it would look like before a final decision is made. **Commissioner Sannes** was in agreement. Martin suggested to the Commission that final drawings be submitted before giving approval, so a blanket approval isn't given. **Commissioner Torkelson** explained that when putting two different houses together it causes concern to see that it will all flow together. Mr. Dripps stated he does not want to pay more money to have the final plans drawn up until the CUP is approved. The structure will have a common roof line so it looks like these two structures look as if they belong together. **Commissioner Borgstrom** does not see a problem with approving the permit but would like to see a more accurate drawing. Chairperson Dean was in agreement with that statement. Mr. Dripps argued that appearance is not a factor in granting a CUP but Martin cited §154.029 subsection B.2.c which states "The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties." Martin stated that the Commission could approve the CUP but that the building permit would be not issued until the Planning and Zoning Commission approves the plans. Neighbors asked how this would be built. Dripps stated that it will not be a mobile home or a recycling bin. It will be stick built or a manufactured home. He hasn't decided yet but it will resemble homes in the neighborhood. **Chairperson Dean** stated he still has an issue with the appearance however the new pictures presented at the meeting show the structure better and that makes him a little happier about the project. Martin added that the Commission can add a new condition that will satisfy any adverse effects. Chairperson Dean stated that he did not see a problem with moving forward with the approval but would like to see a more finalized look of the front façade. PUBLIC HEARING CLOSED

Motion: Borgstrom made a motion to approve the resolution based on the finding of facts along with the additional condition that the Planning Commission will approve the building permit, second by Torkelson. Ayes – Dean, Borgstrom, Sannes, Ferris, Richette, Torkelson and Stafford Nays – none.

Other Business: Commissioner Borgstrom asked about the tent at The Train A Child Center. Martin stated it was intended to be a temporary structure but feels that time has expired and will have the building inspector look into further.

ADJOURN: Since the agenda had been met the meeting was adjourned at 7:07 pm.

ATTEST:

Krista Weigel
Administrative Assistant

Michael Martin
Community Development Director