

MINUTES OF PLANNING COMMISSION MEETING

April 11, 2022

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 11th day of April, 2022 at 6:30 PM

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

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Administrator Ibisch, Clerk Rappe, Brad Scheib – HKGi, Tim O’Marro, Jamie Judisch and Jim Judisch

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – March 14, 2022 - Motion to Approve the Minutes as Submitted made by Commissioner Tinsley, second by Commissioner Burton With All Voting Aye.

Public Hearing – Comp Plan Amendment for Thompson Addition – Planner Brad Scheib did a high level overview of the project. A comp plan amendment needs to be done first to allow high density residential. This is currently single family residential. This is the first action and the second action (public hearing) is the amending the PUD. Zoning code allows for 45 feet above grade. Parking has fewer spaces as currently drawn. There are two access points and the one on 5th Ave NE is of concern and will have to be watched. They provided engineering plans and the city engineer has made comments and storm water and drainage will be a condition of approval. They have not submitted a landscaping plan along with the site plan approvals. The original condition of approval is that the developer will keep 30% green space. They have provided a new drawing. The building code specifically excludes setback areas to be added into open space. They are short on the 30% green space.

Jamie Judisch – 504 Ventures – the location lends itself to a high density structure. This is similar to the apartments they built in Pine Island with the same concerns as are being brought up with this development. This leaves 1 to 1 1/2 parking spot for each apt. The end result on these buildings is that they tend to be quiet. They are hoping that they get some faculty from the school and a majority of older residents that want to stay in town and downsize. The final version is based on the approvals here they are figuring about 30 units. They would like to do a pitched roof for aesthetics and the buildings are 11 feet per story. They could do a flat roof to keep the height down. There should be a long view corridor coming out on 5th Ave but they don’t know the final grade. Storm water management will be an issue and will be dealt with and they understand it is a condition.

Commissioner Egglar commented on the Pine Island building and the traffic and access to their apartments there. Mr. Judisch stated that these concerns were brought up in other cities and have not caused issues.

Public Hearing Open

Mark Murphy - 1502 2nd Ave Circle NE – Mr. Murphy stated that he has talked to all of the residents in that circle and some in 1st Ave Cir NE and they are all adamant against this. He is concerned on the traffic that this is going to cause. There are kids walking everywhere there and with 30+ apts and 15 townhomes this is not a plausible solution. He stated that already traffic gets backed up to 2nd Ave Circle. Please explain how traffic is not going to be affected. He is not against apartment buildings, just not in this location. Will there be any recreation space for the people who live in these buildings, the buildings are very close to the property lines

already. He did not talk to the police officer or the principle who live in their cul de sac since there could be a conflict of interest.

Troy and Sara Brown submitted a letter.

Aaron Thompson – 504 16th St NE - speaking as a public citizen who currently lives on that corner and is also involved in the development. The units that are being built will impact this but that corner is to be redesigned to improve traffic as part of the safe routes to school.

Public Hearing Closed

Discussion – Administrator Ibisch stated that one change would be a comp plan amendment and then a PUD amendment. There was an issue with the Xcel power easement. This is relevant to their current site plan and it affects three townhomes. Mr. Thompson answered and he is working with Xcel to resolve concerns and he is sending them the building plans to see if there is something they can come up with. Mark Murphy asked if there will be more digging in his yard.

Mr. Scheib asked for the Xcel easement to be on the site plan. Administrator Ibisch stated that the greenspace is of concern. Commissioner Thompson asked if the setbacks are part of the greenspace calculation and Planner Scheib stated that setbacks are not allowed to be included. Planner Scheib stated that this could be a condition of approval and they need to submit the greenspace and landscaping plan along with the easement for Xcel to be on the map. Planner Scheib stated that as a condition of approval on the original PUD 30% greenspace was required and a calculation has not been submitted.

Commissioner Burton asked what the minimum threshold for high density and Scheib stated that it is 12 per acre. This meets that so we can vote on the comp plan amendment and covert this to high density. **Motion to Approve the Comp Plan Amendment Converting this to High Density Residential made by Commissioner Burton, second by Commissioner Fitch. Ayes: Burton, Egler, Ferris, Fitch, Tinsley, Torkelson. Abstain: Thompson.**

Public Hearing – PUD Amendment for Thompson Addition - We would have to reconcile some of the issues that have been brought up before a building permit could be issued. The residents, Mark Murphy and Sarah and Troy brown are concerned with traffic. Mr. Scheib stated that this is already an issue and continually needs to be looked at. Commissioner Fitch stated that we could look at restricting parking on 5th Ave NE. Commissioner Egler stated that there needs to be some kind of alert system for the apartments' access on 5th Ave. SRTS has a plan for that intersection and did a pilot a few years ago. The Browns were also concerned that kids cut through 2nd Ave Circle NE and there will be sidewalk in front of the property where there isn't one now.

Public Hearing Opened –

Jamie Judisch – 504 Ventures – as far as the greenspace goes we will work with you and may ask for a variance.

Mark Murphy – 1502 2nd Ave Cir NE - the 15 townhomes and a 34 unit apt building there can't be enough green space. And the increased traffic is concerning. The townhomes are one thing and the apt building is something else. That is too much.

Public Hearing Closed

Discussion – Commissioner Fitch a couple of comments that he would like to see added to the conditions, a plan for snow removal and no parking on the private drive. He would recommend from a safety standpoint where the parking exits on 5th Ave NE that 5th Ave NE be posted as no parking on the west side of 5th from the Middle School driveway to 16th St NE or a right turn only. Commissioner Fitch is also concerned with the height. Commissioner Egler suggested that there be more no parking on 16th St NE and that could be a

Council discussion. Commissioner Fitch would like more plans for the fire department with elevations.

Planner Scheib stated that there will be a full site plan review.

Commissioner Tinsley asked what the recommended ratio, Planner Scheib stated that what they are seeing is 1.5 to 1.25, and what he sees here with this plan is about 1.31. Planner Scheib stated that the developers could negotiate with the school district for parking.

Commissioner Tinsley asked how the parking inside the development can be enforced. Commissioner Thompson stated that there is an association that goes with this development. Commissioner Fitch stated that this should be added to the association documents.

Chairman Ferris asked the Commission if they would like to see more of these concerns addressed before a decision is made. Commissioner Thompson stated that as a commissioner he would be ok with putting these conditions in the amendment. Commissioner Burton stated that managing traffic is outside of this falls on the Council but the parking and traffic within the development can be managed. The electric easement, the greenspace, the landscaping, and the storm water all be addressed before we move forward. Commissioner Tinsley stated that this development will be here for a long time and we need these answered. Planner Scheib verified that what the Commission is looking for is: a plan for the parking, to figure out the open space, and give more thought to the landscaping and storm water, which can be conditions on the amendment, putting the Xcel easement on plat and some kind of signage reminding residents that there is a trail crossing the driveway. **Motion to Table until this added information is acquired made by Commissioner Burton, second by Commissioner Fitch. Ayes: Burton, Egger, Ferris, Fitch, Tinsley, Torkelson. Abstain: Thompson.**

List – plan for the parking, open space, more thought to the landscaping and the storm water, putting the Xcel easement on there. Signage on site reminding people of the trail at the end of the drive and snow removal.

Potential Zoning Change for billboard southwest Hwy 14 – Administrator Ibsich stated that someone has inquired for a billboard on the south side of Hwy 14. This would have to be rezoned to C-3.

Other – Chairman Ferris asked about fences and Ibsich stated that he has had a meeting with the property owner and he is working with them. Has another meeting on May 2.

Commissioner Fitch asked about the photos of Wilker's property and Ibsich has already contacted Park and Rec Director Unger.

ADJOURN – 8:00pm

Respectfully Submitted,

Linda Rappe, City Clerk