

## MINUTES OF PLANNING COMMISSION MEETING

May 9, 2022

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of May, 2022 at 6:30 PM

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

**THE FOLLOWING WERE ABSENT:** Commissioner Tinsley

**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**

**4<sup>th</sup> Ave Apartments** - The public hearing was held at the April pc meeting. Commissioner Thompson recused himself from the discussion. Brad Scheib, Planner Consultant from HKGi gave background. To achieve the open space requirement they shrunk the building on the west side. The traffic management is a concern by more than this development. This development meets parking requirement limit parking on the drive isles. Private streets should have signage for this and signage where the parking garage comes out onto 5<sup>th</sup> Ave NE. Xcel power line easement does go through a little more than the middle on the northeast side. Whether or not they build that unit on the west is dependent on the power line easement. Mr. Scheib stated that this process is amending an existing PUD, this is two-fold, the rezone will go first and then all of the documents need to be cleaned up and then they have to bring the final PUD that addresses any questions and conditions put on the development to the City Council.

Administrator Ibisch stated one of the biggest concerns from residents is with parking and traffic. Mr. Scheib stated that they meet the parking requirement according to code for an apartment building. The City’s enforcement mechanisms will be a city issue on city streets and if they are parking on the private drive we have to iron that out.

Administrator Ibisch asked about the status of the easement. Mr. Thompson stated they are working on a resolution to raise the poles and then they can build the buildings as presented. This could take 3 to 6 months to finalize. Mr. Thompson stated they are also looking at possibly modifying the roof. And if they do not raise the poles the triplex may be a duplex. Mr. Scheib stated that the Planning Commission could add a condition on the power line easement. Tonight’s motion would be either recommending approval or denial of the rezone of the PUD.

Commissioner Egglar is concerned with the legalities of this condition and it should be in there before the Council approves the PUD. Commissioner Egglar also asked if the height has been addressed and Mr. Scheib stated that it has been addressed and is within code.

The structures not on the easement can be built. Chairman Ferris asked if the Planning Commission can ask for no parking on the private and city streets. Ibisch stated that Council is and has considered this. Commissioner Burton stated we approved the amendment to the comp plan to allow the density and we have already approved the PUD for townhomes. Now they want to revise the PUD with the apartment complex and they are meeting everything we have asked them to meet and we have added conditions that need to be met for approval, and if they are meeting this then he feels that we have to approve it .

Chairman Ferris thinks that it is worthy to send to City Council for their comments and approval. **Motion to Recommend Approval with the Added Condition of the Easement and Power Lines made by Commissioner Burton, second by Commissioner Fitch with All Voting Aye.**

**Golden Kernel Concept Plan** – Administrator Ibisch stated that the property owner brought this to the Council for annexation last fall and they have asked the city for help with a concept design. Mr. Scheib stated that the property owner really wants to split off the farmstead that is being rented at the moment. The point of this concept plan is to show possible street connectivity and this has been run past the county engineer for accesses onto the county road. The comp plan shows everything south of the railroad tracks as open space but it is hard to hold someone to that unless the city is willing to buy it. We do not know if there are immediate plans for this area except to split off that farmstead. An issue would be the stub street of 230<sup>th</sup>. Administrator Ibisch stated that we may be able to access the south of the railroad tracks from the Vail property. Mr. Scheib stated that he has talked to the City Engineer and the Engineer thought that the infrastructure would be easily added. Commissioner Torkelson stated that water is a big issue there. The railroad has outdated culverts along this area. Ibisch stated we should add some ponding to the concept plan. Expenses for the developers will be park dedication/land and storm water management and building streets.

**Wilker Pictures** - Administrator Ibisch stated that there have been no complaints from neighbors and he is continuing to make progress on meeting the requirements.

**Other** – The Planning Commission asked about parking for the tap room. Ibisch stated that we will look into this and ask for a site plan.

**ADJOURN** – 7:24pm  
Respectfully Submitted,

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Linda Rappe, City Clerk