



Plan Commission Minutes
October 14, 2019 at 7:00 p.m.
City Hall Council Chambers

Members Present: Messrs. Pederson, Larsen, Granlund, Seymour, Gragert and Brenholt
Ms. Christopherson, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Petrie, and Ms. Ness

The meeting was chaired by Mr. Larsen

1. This item was postponed by the Plan Commission on September 30th
Rezoning (Z-1653-19) – R-2P to R-3P, South of Hwy 12/312 North Crossing, West of Kane Road
Mr. Petrie presented a request to recommend approval of a rezoning from R-2P to R-3P and to adopt the general development plan for apartment buildings and twin homes located on the south side of Hwy 12/312 North Crossing and west of Kane Road. The proposed general development plan shows a variety of apartment buildings and twin homes throughout the 108 acres of land. The revised plans show the total number of units proposed for this development reduced to 536. The mixture of the units is 4-unit, 6-unit, 8-unit, 16-unit and 20-unit apartments and proposing six acres for twin home development. The Comprehensive Plan shows this site as a transitional mixture of low-density residential to medium-high density residential along Kane Road and commercial along Highway 12/312 North Crossing.

The proposed development would be started on the east in phases and continuing to the west. The dwelling unit count is approximately 536 units, with setbacks as shown of 30 feet in the front, 8 feet of the sides and 25 feet of the rear. Along Kane Road, the setback will be 30 feet and 50 feet along Hwy 12/312 North Crossing. The preliminary plat and final plat along with the final site plan review process will confirm compliance with city requirements. The Plan Commission will need to find the application consistent with the Comprehensive Plan.

The applicant, Nathanael Popp with SC Swiderski, presented the changes to the general development plan and noted that last week his team met with the Westridge Village Homeowners Association. The design team created new buildings for this project, in particular to have a variety of neighborhoods for all ages of individuals. This proposed development would be in phases—as the market and buildings are completely rented, the next phase would start. He noted sidewalks throughout the public roads and a trail on the north side of the development. He spoke about the rental rates for the entire development and about 72 percent of the development will be between 60 to 120 percent of CMI (County Median Income).

Gloria Helmbrech, President of the Westridge Village Homeowners Association, located to the west of the proposed development, spoke about how the developers did meet with their neighborhood association. She was concerned with the amount of density and traffic added to the area with the proposed units.

Tim Santine, 4023 Mill Run Road, spoke about concerns regarding the storm water pond and the design of the overflow. He noted that phase two of the development was not built, thus causing the overflow problem within the storm water pond.

Judi Moseley, Co-chair of JONAH affordable housing task force, noted support for more affordable, workforce housing units within the community. She thought the mixture of one-, two- and three-bedroom units work well throughout the development. This project would meet up 72 percent of the units between 60 to 120 percent CMI.

The Commission held a discussion of the proposed development and the rezoning to the general development plan, noting that this is the first step in the development of the parcel.

Mr. Seymour moved to recommend approval of the rezoning and the general development plan with staff conditions. Seconded by Mr. Pederson and motion carried.

2. **Rezoning (Z-1654-19) – TR-1A to C-3P and R-3P, West end of Lorch Avenue, south of I-94 Certified Survey Map (CSM-5-19)**

Mr. Allen presented a request to recommend approval of a rezoning from TR-1A to C-3P and R-3P, to adopt the general development plan for commercial and apartment buildings and to approve the certified survey map located on the west end of Lorch Avenue, south of I-94. The general development plan was in narrative form and he noted that the CSM was for four lots. Lorch Avenue would be extended with the north side for commercial development and the south side for apartment development.

Mark Erickson with Everyday Surveying and Engineering, handed out the new plans for the proposed development. He noted that changes have occurred with four buildings and density of 230-260 dwelling units. The new proposed development plan shows the buildings and layout of the site.

Gunnar Hagen, 4509 Clover Drive spoke about the history of the company and noted the need for new multi-family development located on the south side.

Judi Moseley, Co-chair of JONAH affordable housing task force, noted concerns for the lack of detail within the plan and need for more information of the proposed plan. She noted that this plan should be postponed until the commission had a better understanding.

Mr. Seymour recommended approval of the rezoning and general development plan. Seconded by Mr. Granlund.

The Commission held a short discussion about the proposed development plan and general development plan.

Mr. Brenholt moved to postpone for more information until further information is provided for the development plan. Seconded by Dr. Wolfgram and motion carried (6-3).

3. **Site Plan (SP-1434 Amd) – Farrell Addition, 2315 Western Avenue**

Mr. Petrie presented a request to approve a site plan for an addition to Farrell located at 2315 Western Avenue. The site plan shows the existing building and to the east the applicant would like to add a 4,460 square foot storage fence. The site plan shows an area of gravel which the Commission needs to waive the impervious surface requirement.

The applicant, Sean Bohan with Advanced Engineering Concepts, was in attendance.

Mr. Gragert moved to approve the site plan with staff conditions. Seconded by Mr. Pederson and motion carried.

4. **Site Plan (SP-1927) – Wolfe Ridge Manufacturing, 4650 Anderson Drive**

Mr. Allen presented a request to approve a site plan for a new industrial manufacturing located 4650 Anderson Drive. The site plan shows a 12,000 square foot building for Wolfe Ridge Manufacturing. The proposed site plan shows a 37-foot building setback along the north side of the parcel, of which at least 15 feet is an existing tree buffer with a variety of trees. The applicant held a neighborhood meeting with the Sundet Neighborhood Association in September to discuss the proposed project.

Chris Wolfe, owner of Wolfe Ridge Manufacturing, spoke about the company, noting the willingness to work with the neighborhood association. He noted that the facility will be sound proofed and air conditioning for the summer months to reduce the noise levels.

Mr. Gragert moved to approve the site plan with staff conditions and the addition of sidewalk along street and connection from the building. Seconded by Mr. Pederson and motion carried.

5. **Site Plan (SP-1928) – Nationwide Floor & Window Coverings Addition, 139 N. Clairemont Ave**

Mr. Petrie presented a request to approve a site plan for an addition for Nationwide Floor & Window Coverings located at 139 N. Clairemont Avenue. The site plan shows two proposed additions, 1,924 square feet for a future tenant and 1,584 square feet for showroom expansion. The additions are in the existing parking lot area, which will be reconfigured.

Jennifer Polacek with Calla Architecture & Design noted that the additions will be similar to the existing building.

Mr. Seymour moved to approve the site plan with staff conditions. Seconded by Mr. Pederson and motion carried.

6. **Discussion/Direction**

- A. Code Compliance Items. None.
- B. Future Agenda Items. None.
- C. Additions or Corrections to Minutes. None.

7. **MINUTES**

The minutes of the meeting of September 30, 2019 were approved.


Terry Pederson, Secretary