



Plan Commission Minutes
November 4, 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. **Rezoning (Z-1656-19) – R-1 to C-3P**

Mr. Allen presented a request to recommend approval of a rezoning from R-1 to C-3P and to adopt the general development plan for an office use located at 2408 Vine Street. This request includes the reuse of the existing building and modifications to the parking and site. The planned development would allow for the repurposing from a single-family home to a 1,200 square foot Edward Jones office. A final site plan will need to be reviewed at a later date. This request is consistent with the Comprehensive Plan and surrounding land uses.

Applicant, Dan Schwaegel, 2408 Vine Street, spoke about remodeling the entire home into his Edward Jones office and would like to move prior to his lease end date, which is June of 2021.

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

2. **Conditional Use Permit (CZ-1908) – Ground floor dwelling units, drive-thru within a CBD-P zoning district and off-street parking within a RM zoning district**
Site Plan (SP-1929) – 2-story mixed-use building

This agenda item has been postponed by the applicant.

3. **Annexation (19-4A) – Town of Seymour**

Mr. Allen presented a request to recommend approval on an annexation request of 3.41 acres of land. The property is located within the sewer service area. City sewer and water is available to the site along Andover Avenue. He noted that two separate rezoning requests have been approved to the south of this annexation. This request is consistent with the Comprehensive Plan.

The applicant, Andrew Holland with JA Development Group LLC, was in attendance.

Mr. Brenholt moved to recommend approval of the annexation. Seconded by Dr. Wolfgram and motion carried.

4. **Final Plat (P-7-19) – Tucker Trail I (Formerly Sherman Estates)**

Mr. Petrie presented a request to recommend approval a final plat for Tucker Trail I (formerly Sherman Estates) located on Tucker Trail and Rosewood Lane. This plat creates 20 single family homes for development. The proposed lots meet all R-1 zoning district standards and allows the developer to finish the next phase of the development. This plat will be reviewed by Council on November 12th along with a separate item for the development agreement.

Nate Flagstad with Real Land Surveying noted this is the next phase within the development plan for the area.

Mr. Seymour moved to recommend approval of the final plat. Seconded by Mr. Granlund and motion carried.

5. **Site Plan (SP-1930) – 2-story mixed-use building**

Mr. Petrie presented a request to approve a site plan for ground floor commercial and second floor residential located at 421 Water Street. The proposed redevelopment of the site into mixed-use development. The site plan shows a two-story building of approximately 2,739 square foot. The floor plan shows two front entrance doors, one for the commercial space and one for the staircase to the second floor. The existing property has five parking stalls along Riverside Avenue, and the required parking for the project is 12 stalls. The applicant is proposing to lease parking stalls on the property to the west of this development.

Applicant, Joe Miller with Investment Realty, noted that the apartments would be for student housing and the floor plan is similar to other projects along Water Street. He noted that given this location on Water Street, not all tenants will have a vehicle and throughout their student rentals, approximately 60 to 65 percent of students will have a vehicle.

Mr. Seymour moved to approve the site plan with staff conditions. Seconded by Ms. Christopherson and motion carried (8-1).

6. **Discussion/Direction**

A. Regional Housing Task Force Update

Mr. Allen updated the Commission about the Regional Housing Task Force. He noted in March, staff provided a status report about the task force. The task force concluded its initial work in July and published their final report. This agenda item will be presented to the Council on the November 12th agenda.

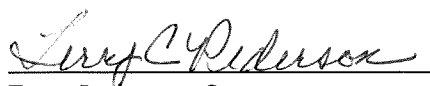
B. Code Compliance Items. None.

C. Future Agenda Items. None.

D. Additions or Corrections to Minutes. None.

7. **MINUTES**

The minutes of the meeting of October 14, 2019 were approved.



Terry Pederson, Secretary