



Commission Members Present: Erickson, Helgeson, Wolfgram, Davis, Felton, Werthmann

Commission Members Absent: Holzman, Obaid, Brandvold

Staff Members Present: Petrie, Baumgartner, Berg, Ness, Tietz

1. Call to Order – Chairperson Helgeson called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Helgeson called roll for the meeting. Commissioners Erickson, Helgeson, Wolfgram, Davis, Felton, and Werthmann were all present.
3. Open public comment period for items not on the agenda noted as public hearings. None.

Consent Agenda

4. A. Approval of the June 19, 2023 Plan Commission minutes
Motion by Commissioner Werthmann to approve the consent agenda, seconded by Commissioner Wolfgram, and the motion carried unanimously.

Regular Agenda

5. Public Hearing – Rezoning Request (Z-1728-23) at 2125 3rd Street – C-2 to R-4P and a Site Plan Approval for SP-2319 Cannery West Apartments
Petrie presented the request for rezoning a property from C-2 to R-4P and the approval of a multi-building site plan. The comprehensive plan notes the area as commercial. A final site plan will be submitted for review at a later date. This request will be heard by the City Council at their July 24th meeting.

Commissioner Werthmann asked for and received clarification on the location of parking.

Jeff Seward with Advanced Engineering Concepts (AEC) spoke about the preservation of trees. Seward also asked for the waiver of the condition requiring sidewalk abutting Walnut Street.

Wolfgram inquired about the anticipated rents. Seward shared that rents are tentatively: studio for \$1,075, 1 bedroom for \$1,500, and 2 bedroom for \$2,100.

Commissioner Werthmann asked for the applicant to share the need for garages on the eastern side of the property.

Commissioner Felton moved to approve the recommendation for rezoning, second by Commissioner Werthmann. Commissioner Erickson asked staff to speak on the deferral of the sidewalk installation. Ness spoke on the topic and shared the possibility of deferral pending the City Council approval. Commissioner Felton asked about the code about requiring sidewalk on new development. Motioned carried unanimously.

6. Public Hearing – Rezoning Request (Z-1405-08 Amendment) at 618 E Grand Ave – R-4 to RM-P Conditional Use Permit (CZ-2306) to allow for 4-units within RM-P, Site Plan (SP-2318)- 4-unit apartment.

Petrie presented the request for the recommendation of approval of the rezoning of a property from R-4 to RM-P, to amend the RM-P plan. Also, as part of this application the applicant is requesting the approval of a conditional use permit (CUP) and a site plan for a multi-tenant,

4-unit building. The comprehensive plan notes the area as Downtown. A final site plan will be submitted for review at a later date. This request will be heard by the City Council at their July 24th meeting.

Commissioner Felton inquired about the current status of the building and Petrie clarified that there is no longer a building on the site.

Commissioner Wolfgram acknowledged that the neighborhood association was notified and informed.

Paul Holzinger, with Holzinger Homes, was in attendance for the rezoning request and spoke in support.

Commissioner Werthmann moved to approve the recommendation for rezoning, second by Commissioner Wolfgram. Commissioner Werthmann shared his acknowledgment that the process could be streamlined in the zoning code update. Commissioner Werthmann shared the suggestion of adding a buffer for sound within the building. Motion carried unanimously.

7. Public Hearing – Rezoning Request (Z-807-90 Amendment) – GDP Amendment for 2001, 2021, & 2105 Brackett Ave., 1903 Keith St. and a City Stormwater Pond.

Baumgartner presented the consideration of an amendment to the general development plan to allow for a reduction in front yard landscaping from 10 feet to 5 feet. Baumgartner overviewed the history of the GDP and shared that the proposed aligns with the current standards. Baumgartner shared staff's concerns about the safety of the workers and customers.

Commissioner Werthmann shared concern of the existing lack of landscaping and inquired about the trees that would be added and about the pedestrian crossing. He also asked about the safety of the northern diagonal spaces backing out into the heavily trafficked turning area.

Commissioner Felton inquired about what landscaping would be required and asked the applicant about the narrowing buffering. In addition, asked about the safety concerns and what staff would recommend as alternatives.

Commissioner Erickson inquired about the bypass lane and the required parking.

Chair Helgeson inquired about the application process if the landscaping buffer hadn't been reduced. Chair Helgeson asked for alternatives to this plan.

The applicant, Isaac Ryba of 2021 Brackett Avenue, spoke in support of the project. He noted that this was the preferred design for the site.

Chair Helgeson inquired about the turning radius of the cars from the drive lane. Chair Helgeson asked the applicant for alternatives due to safety concerns. He asked about moving the pickup location that is proposed directly to the north of the building and asked if there is an alternative to those spaces being located there.

CJ Christianson, a business partner with Bowe Business Group, spoke in support of the project and clarified some of the concerns of the commission.

Commissioner Werthmann moved to approve the GDP with staff conditions, second by Commissioner Wolfgram.

Commissioner Erickson asked about landscaping on the southern property boundary. Baumgartner clarified that is covered in the GDP.

Commissioner Felton shared disapproval of the project over concerns that could be eliminated with the removal of some parking stalls.

Commissioner Werthmann shared disapproval of the project and would appreciate alternative plans.

Commissioner Wolfgram moved to amend the original motion to postpone. Commissioner Werthmann approved of the amendment to the original motion. Seconded by Wolfgram and the amended motion to postpone carried unanimously.

8. Public Hearing – Conditional Use Permit for Garage Expansion at 3006 Midway Street (CZ-2305) Berg presented the request of a conditional approval of Garage Expansion at 3006 Midway Street. This addition would bring the total square footage of all garages on the property to 1,608 square feet which is 108 square feet over the maximum allowed per lot without a conditional use permit.

Property owners Michelle and Brett Olson, 3006 Midway St, were in attendance and spoke on behalf of their application.

Commissioner Werthmann asked if the proposed was an addition or if the applicant would be replacing the garage.

Commissioner Werthmann moved to approve the Conditional Use Permit, seconded by Commissioner Davis, and the motion carried unanimously.

9. Public Discussion – Site Plan (SP-2317) at 4576 London Road– Peter Park Development Petrie presented the request of a final site plan approval for Peter Park apartments. This is consistent with the general development plan. The property will maintain the existing trees to the north between the existing commercial building and to the west between the existing multi-family apartments.

Matt Appel represented AEC and was available for questions.

Commissioner Wolfgram appreciated the rent prices that were presented.

Commissioner Erickson appreciated the architecture of the project.

Commissioner Werthmann moved to approve the site plan with staff conditions, second by Commissioner Erickson, and the motion carried unanimously (Davis abstained).

10. Public Discussion – Site Plan (SP-2320) – Zens Real Outdoor Baumgartner presented the request for a site plan approval of Zens Real Outdoors on 1570 International Drive. The proposed site plan shows a new approximately 4,800 sq. ft. warehouse with a 6,862 sq. ft. outdoor storage area, and 22,466 sq. ft. of asphalt drive area.

Commissioner Werthmann inquired about the number of trees that will be removed.

Chair Helgeson inquired about erosion control.

James Heinzen with Proper Ducky Property Management LLC and Dan Knowlton with Everyday Surveying and Engineering spoke in favor about moving the business inside city limits. Knowlton shared they are obtaining a DNR grading permit.

Commissioner Felton moved to approve the site plan, second by Commissioner Erickson. Commissioner Wolfgram moved to amend to include conditions besides 2 and 3. Commissioner Felton accepted the friendly motion. The motion carried unanimously.

11. Public Discussion – Certified Survey Map (CSM-5-23) – 3 lot CSM
Petrie presented the consideration of a certified survey map within the town of Washington. The property is currently two lots; approximately 1.8 acres for the corner lot and approximately 1.7 acres for the eastern lot. The total lot area is approximately 3.4 acres in size. The proposed CSM shows three lots at approximately 1 acre in size.

Commissioner Wolfgram inquired about the process of approval as it goes to both the township and the city.

Pete Gartmann, with Real Land Surveying, spoke and clarified the process between the township and the city for approvals.

Chair Helgeson asked for clarification about the exceptions that can be considered for infill lots.

Commissioner Werthmann approved and Commissioner Davis seconded. Motion carried unanimously.

12. Discussion Item: Short Term Rentals
Berg presented a discussion item on short term rentals. Commissioner Wolfgram and Chair Helgeson spoke in approval of postponing the passage of a short-term rental ordinance until Century Code Update. No action was taken.
13. Future Agenda Items and Announcements
The next meeting will be July 31st.
Commissioner Wolfgram asked for more information of the recently passed housing bills. Commissioner Werthmann shared appreciation of the commission's feedback for the CIP.
14. Adjournment
The meeting adjourned at 8:51 p.m.



Zina Obaid, Secretary