

Commission Members Present: Brandvold, Helgeson, Holzman, Obaid, Werthmann, Wolfgram

Commission Members Absent: Davis, Erickson, Felton

Staff Members Present: Ness, Noel, Petrie

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.
3. Open public comment period for items not on the agenda noted as public hearings. None.

Consent Agenda

4. A. Approval of the July 31, 2023 Plan Commission minutes
B. Final Plat – P-4-23 Woodland Park Twinhomes
Motion by Commissioner Werthmann to approve the consent agenda, seconded by Commissioner Wolfgram, and the motion carried unanimously.

Regular Agenda

5. Comprehensive Plan Amendment
Rezoning (Z-1729-23) – R-4P to C-3 MX
Site Plan (SP-2323) – Mixed Use Development
Petrie presented the request for a comprehensive plan amendment with rezoning property from R-4P to C-3 MX, and general development plan with a site plan for mixed use development located at 1930 Cleveland Street. The proposed development is three phases for the redevelopment of the site. The proposed project would use the existing 4-story along with two new apartment buildings.

The comprehensive plan notes the area as high density residential. The request is to allow for commercial within the existing building, thus the need for the comprehensive plan amendment. The Shawtown Neighborhood Association provided a support letter for the project. The request will be heard by the City Council at their August 21st meeting.

Sean Bohan, engineer with AEC spoke in support for the project. He noted the utilities, traffic and parking stalls for the phase development, pedestrian traffic throughout the site and the neighborhood, and a bus stop for the development. He spoke about the clearing of the trees and the slope into the site on the northern edge of the property.

Brian Dohman, developer with Altitude Capital Partners, noted working with the neighborhood and allowing for residents to enjoy the property. Fitting into the neighborhood was important to him so wanted to hide a lot of the parking behind and under some apartments. He said workforce housing studio apartments will be lower than the average rent levels of approximately \$1,500.

Libby Stupak, 2228 Windsong Ct., spoke about the proposed mixed housing and traffic with pedestrians and bicyclists. She noted 200 dwelling units and concerns about no sidewalks within the neighborhood and the development. She had concerns about the lighting proposed within the development—wall pack lighting should be shielded and downcast. Unshielded light is an issue with more crime and impacting the residents. She noted that the development should limit the clearing of trees and save as many trees as possible.

William Emery, 2105 Vienna Terrace, spoke about concerns looking at the development and wildlife along with the traffic for the residents. He noted a park like atmosphere and would like more privacy and more trees buffering his property to the proposed development.

Dohman noted this development will add sidewalk along Cleveland Street and hopefully in the future the neighborhood will have better future connections by the City. He noted minimum tree clearing for buffering at the same time allowing the development. The traffic impact analysis (TIA) would aid the process but wants to get started with construction. He will add a bus shelter and provide bike parking as ways to reduce traffic.

Commissioner Wolfgram moved to approve the recommendation for the Comprehensive Plan, rezoning request, with the general development plan and site plan with staff conditions. A friendly amendment to require the traffic impact analysis was made by Commissioner Helgeson. Second by Commissioner Brandvold and the motion carried unanimously.

6. Z-1723-23 - Floodplain Ordinance Amendment

Noel presented the request for the recommendation of approval for the floodplain amendment. The DNR required the floodplain maps and studies to be added to the ordinance. A future floodplain ordinance will be looked at during the zoning code update. The request will be heard by the City Council at their August 21st meeting.

No one spoke for agenda item.

Commissioner Holzman moved to approve the recommendation of the floodplain ordinance amendment, second by Commissioner Werthmann. Motion carried unanimously.

7. Site Plan (SP-2322) – Caliber Collision

Petrie presented the request for approval of a site plan for Caliber Collision located along Truax Blvd. He noted the proposed building is approximately 12,415 square feet in size. The parking for the site will be approximately 82 stalls, 66 would be fully screened from the public view because undergoing repair of the vehicles.

Sean Bohan with AEC spoke about adding landscaping to the eastern side of the property. He noted the site is significantly lower than the neighbors Jimmy Johns.

Commissioner Werthmann moved to approve the site plan with staff conditions. Second by Commissioner Wolfgram and the motion carried.

8. Site Plan (SP-2324) – Multi-Family Apartments

Petrie presented the request for approval of a final site plan approval for a multi-family apartments located along Old Town Hall Road. The proposed site plan shows a mixture of eight 8-unit buildings with 8 twinhomes on the southern end of the property.

Sean Bohan with AEC was in attendance and spoke in support.

Commissioner Obaid moved to approve the site plan with staff conditions, seconded by Commissioner Werthmann. The motion carried unanimously.

9. Site Plan (SP-2325) – Industrial Building

Noel presented the request for approval of the site plan for an industrial building located at 5687 Venture Drive. The proposed site plan shows approximately 7,600 square feet in size with additional trapped rock surface storage for equipment and industrial storage. A future storage building is noted on the site plan for additional warehouse space.

Dan Knowlton, Everyday Surveying and Engineering, stated trapped rock is the proposed surface for the storage area and it interlocks like railroad ballast being larger in size.

Commissioner Helgeson moved to approve the site plan. Second by Commissioner Werthmann, and the motion carried unanimously.

10. Site Plan Amendment (SP-1820 Amd) – Warehouse Expansion

Petrie presented the request for approval of an amendment for a warehouse expansion located at 4825 Prospect Drive. The proposed building is approximately 102,400 square feet for a warehouse facility.

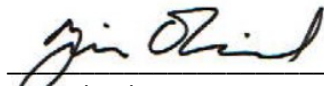
Dan Knowlton, Everyday Surveying & Engineering noted the similar building materials and tenant as the original building.

Commissioner Holzman moved to approve the site plan, second by Commissioner Brandvold, and the motion carried unanimously.

11. Future Agenda Items and Announcements

Noel spoke about the next zoning code meeting scheduled for September 5th at the library. Also, noted the next Plan Commission meeting is September 18th.

12. Adjournment - The meeting adjourned at 8:41 p.m.



Zina Obaid, Secretary