

Pursuant to due call and notice thereof, a Planning Commission Meeting was held on Tuesday, March 17, 2015 at 6:30 p.m.

PRESENT: Rick Fischbach, Ed Dunn, Mary Sieben, Katie Reiling, Amy Pease, Justin Markon -Intern

ABSENT: Dick Glatzmaier

The meeting was called to order at 6:30 p.m.

Minutes of Meeting

Motion by Rick Fischbach to approve the minute of February with the addition of the following wording at the end of first paragraph (individuals with a medical condition), second by Mary Sieben. All in favor; motion passed.

BLATTNER ENERGY-VARIANCE

Public Hearing was opened at 6:30 p.m.

Peter Styx was present at the meeting. He explained the new additions that will be constructed. It was discussed that the solar panels would be removed and in their place will be the parking area. The roof on the new addition is being designed to accommodate the solar panels. They will have approximately 50 watts of panels which is a little less than they currently have. They are adding about 15 pounds per square foot of load. The concrete that holds the panels down is what weighs so much. The panels will be 18 to 20 inches off of the roof. You won't really be able to see them because they are so low.

Blattner Energy will be expanding the size of the retention pond on the west side of the building to accommodate the storm water runoff. In addition to the office addition, the fitness area is also being expanded by about 24 feet. They will be tearing out the permeable paving system, expanding the fitness area and making the picnic area smaller. These permeable pavers will be placed back in the picnic area when construction is completed. The fitness area expansion will add lockers, showers/sinks, and expanding the bathrooms. Rick Fischbach asked how they are getting water from first parking lot to second lot and it was explained that the parking lots are designed to sheet flow. They will be cutting out some pavement to do some regrading in order to drain the water along the south side of the building to the retention pond on the southwest side of the property.

Mr. Styx explained where the 92' setback was and where the new 47' setback is located on the map in relation to the building and parking lots. There will be low or no mow grass on the Grasspave 2 fire lane. This product is designed to support the weight of a fire truck. The Code states fire trucks need to have access no greater than 150' from one place they can park a truck to another place which is why this Grasspave 2 system is needed. Mr. Styx explained how the Grasspaver 2 system works and how they are installed. Mr. Styx stated that the Grasspave 2 information was presented to the Fire Marshall and there were no objections to the system.

Public Hearing was closed at 7:05 p.m. motion by Rick Fischbach, second by Ed Dunn. All in favor; motion passed.

Motion was made by Rick Fischbach to recommend approval of a variance to allow a setback of 47.3' instead of 150' as set forth in the ordinance. This will allow a Grasspave 2 system and 3 points of the parking area to be constructed, second Ed Dunn. All in favor; motion carried.

AVON ESTATES REPLAT

The Planning Commission reviewed the re-plat and there were some questions about the parking situation in the park and what would happen to the two driveways going into the park. Amy Pease explained the City is still

trying to decide if we want to allow cars to park in the area around the park. The consensus was that because this entire area was so small it might be better to only allow bikes, golf carts, etc. in this park area. Amy Pease discussed the memo from S.E.H. and the cost associated with putting lots in the ballpark area versus the cost of developing another phase. Amy Pease also explained because of the material dumped in the park area it is not suitable for lots.

Motion by Rick Fischbach to endorse the replat from 16 to 11 lots and hold a public hearing for approval of the re-plat at the Planning Commission meeting in April, second by Mary Sieben. All in favor; motion carried.

TO DO:

Mary Sieben feels the water should maybe be flushed about 2 days earlier than they have been flushing. She feels that would help the water quality.

Ask Ray to check the water that is flooding over the road at the entrance of Avon Estates.

Motion by Rick Fischbach to adjourn the meeting at 7:45 p.m., second by Ed Dunn. All in favor; motion carried.

Respectfully Submitted
Amy Pease