

Pursuant to due call and notice thereof, a regular Planning Commission Meeting was held on Tuesday, August 18, 2015.

PRESENT: Dick Glatzmaier, Mary Sieben, Katie Reiling, Rick Fischbach, Hugh Knox, Jim Thares, Amy Pease, Jeff Meyer, Randy Jenniges

ABSENT: Ed Dunn

The meeting was called to order at 5:30 p.m.

MINUTES OF MEETING

Motion to approve the July minutes by Mary Sieben, second by Rick Fischbach. All in favor; motion carried.

CAR SPA

Kyle Macho was present to talk about his proposed car spa. This business would include auto, boat and RV detailing. His plan would be to employ professional buffers and details polishers. Full detail inside and out which consists of pressure wash/hand wash top to bottom, microfiber, clay bar treatment, buffer, all the wax and tire shine rim shine, etc. The boats would use special compounds and brushes, etc. All compounds and polishers would be top of the line. There would not be any paint involved in this business. He would be able to do a car in 2 hours or less. Larger RV's would take up to several hours to complete. Mr. Macho would also try to work with local businesses such as the Coffee shop and Lion's Den to give coupons while his customers wait. He would like to work on boats during the winter. They would also winterize vehicle with sealants, etc. Mr. Macho would also offer mobile detailing to work on vehicles or boats on site.

Mr. Macho would employ 4 to 6 people to wash 2 cars at a time. He would like to see approximately 8 cars a day. They would work 7 days a week. Full detail would average approximately \$300,000 before paying employees. Over \$400,000 with doing RV work. They would hire a full time manager and accountant. Funds and financing: Mr. Macho would be willing to take on a partner along with small business loan and small business grants. He would like to renovate the building and have an office inside. His prior experience involves detailing semi-trucks. Mr. Macho would like to get a billboard and also a website set up. Mr. Meyer asked about parking and Mr. Macho states that the Lion's Den uses the parking behind the building right now.

BAR/RESTAURANT-CITY OWNED BUILDING

Plans were handed out to the Planning Commission members that showed what the new building might look like. There would be stone veneer on the front, possible an indoor/outdoor fireplace. The building would be approximately 25' off the curb and there would all be a patio in front. The building would be 50 x 70. It would be mostly food-70/30 food versus liquor. Hours would be from 11 a.m. to 1 p.m. Full kitchen, fresh burgers, high end bar foods. They would possibly purchase Brudies and tie it into the bar which would include pizza delivery. Approximate value of the building is \$280,000. They would employ around 25-30 employees, which would include: drivers, cleaning, bartenders, servers, waitresses, cooks. They would finish the roof to make it look like the rest of the building on main street. They do not think that this will hurt any other businesses. They feel it would compliment the other bars in the area. It would be a sports bar type of a theme.

TISCHLER STORMWATER PLAN

Bryan Becker was present to talk about the Storm water plan that is proposed. Currently all of the water runs into the pond. They are looking at new improvements, taking the water from roofs going into the streets and doing a retention pond between the building and the street. There would also be an overflow that goes to the corner of Dolphin to capture the water. There are several versions of future expansion. The plan would be designed for all of the additions. We would work on getting a variance to go over the 60% coverage with doing the storm water management plan which includes a holding pond. They will have to dig a larger holding pond than what was put in last year. Bryan Becker will ask for a variance for 81% instead of 60% for any future work that will be done on the property. Street dedication is approx. 97% done. The holding pond is based on the 81% coverage. There is room with future expansion that they would be able to do another pond. They are trying to keep the pond out of the front yard of the house.

They calculated the existing runoff, adding impervious area but then the basin reduces it. In the NW area, SE corner and SW corner there are all drainage areas. The Plan shows the ultimate items need to be done with the ultimate building plan. Mr. Becker noted it is not newly platted land. Randy needs to see calculations on how it drains to the south. The ultimate plan shows infiltration area in front of house. If the house gets taken out and a building goes in they need to do an ultimate plan and the catch basin needs to be incorporated. Bryan wants to design the plan to handle all future projects. Randy Jenniges' review looks at 2, 10 and 100 year event. He openly expressed his concerns to Tischler's engineers and the engineers will come back with those revisions. He will do a memo review and make a recommendation to the board. Bryan Becker is asking for this special public hearing for a variance in September so he can have council review. Mr. Becker would like to get all work done this fall.

Motion by Rick Fischbach to table the recommendation of Tischler's Storm water Plan, second by Dick Glatzmaier, motion carried.

MIDSOTA STORMWATER PLAN

Randy discussed the Midsota Storm water Plan. They completed their project and they did a storm water plan which did not meet the 2, 10 & 100 year event. The city staff met with Midsota and Midsota has done a few improvements on the property to detain the water. They put a control structure on the storm water pipe where the sign is on the interstate. They built a restrictor that is placed over the pipe. The City asked Randy Jenniges to do a storm water review to see what it did to the site. Mr. Jenniges did a routing review. The last page of the review memo represents pre construction and post construction. Mr. Jenniges reviewed how the storm water was being handled. They added some impervious area but it didn't change the numbers. The 10 year event on existing was .5 cfs going to the north and on a 10 year was 4 which meets the ordinance. The change represents that Midsota does meet the intent of the ordinance. In order to meet the ordinance they need to have the restrictor in place at all times. The rock/storage area is considered 100% impervious so they can pave that. They will need to allow the storage area to be able to infiltrate. If Midsota does anything with the grass area in the future, they will need to do another storm water plan.

POSSIBLE ZONE CHANGE-CITY OWNED PROPERTY

The plan is to do a land swap that would allow Bill Kelly's used car lot to be transferred to the west side of County Road 9. The review process will consist of the title search/title commitment on the property. Then a survey will be done. There will be an environmental study to look for contaminated material on the site. This also protects the city because it is filed with the MPCA. We will start the survey process as soon as the title company is done with their work.

Motion by Rick Fischbach to have a public hearing to change the rezone on PID: 42.27199.0000 from C1/C2 to C2 on September 3 at 6:45 p.m., second by Mary Sieben, all in favor and carried.

MULTI-FAMILY AVON ESTATES-STORAGE SHEDS

All of the lots by the freeway are zoned for multifamily/R-3 PUD. That is a large amount of acreage for multifamily. It was set up per our density. How do we make use of the land so it is compatible with the area? We need to build some tax base to pay some bills. There are new grants available and we could possibly advertise to other developers to get an apartment building in this area as soon as possible.

Jim Thares stated that the Harold Jesch project is not dead. There is a new grant program that legislature approved and he has the new numbers. If we apply for the grant the returns are very attractive. This would be for 16 or 32 units on acreage.

The Planning Commission thinks a storage area would be nice in this area. The Planning Commission would want a storage area to be secured with lights so it doesn't turn into a crime area. A storage area would allow recreational parking for boats, RV's, etc. for areas like Serenity that aren't allowed to have these things in their yard.

NOTES:

Architectural standards for downtown.—Amy needs to check into this.

Planning Commission: locked mailboxes in the new clusters.

Amy needs to contact Rini to remove the cars in the back of building.

Motion to close the meeting at 7:23 p.m. by Rick Fischbach, second by Dick Glatzmaier, all in favor and carried.

Respectfully Submitted
Amy Pease