

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, December 17, 2013 at 6:30 p.m.

PRESENT: Katie Reiling, Rick Fischbach, Mary Sieben, Ed Dunn,

ABSENT: Jeff Meyer

The meeting was called to order at 6:33 p.m.

MINUTES OF MEETING

Motion was made Rick Fischbach to approve the minutes of November 2013, second by Ed Dunn, all in favor and carried.

FUTURE LAND USE PLAN

John Grutsch and Randy Jenniges were present to discuss industrial land that could be used for Midsota Manufacturing. They discussed different areas around the city that could be options for Midsota. Midsota would like to leave their office at the present location but they would like to move their manufacturing plant to another location. There are 41 people working at Midsota right now. They will need approximately 7 acres for a new building. 3- phase electric would need to be installed and this is costly. We would need to work with the utility company. The utility company would have an interest to get new businesses hooked up. The DNR might raise issues if we put industrial areas near lakes. Their site right now is priceless with 94 exposure and easy on and off access. Would Blattners possibly sell the boneyard?

Traffic counts on County Road 9 are approximately 600 trucks per day. Are 50 more trucks going to cause a problem if Midsota was to move north of town? The north side would make the most sense infrastructure wise. The business would be along the county road which would be very beneficial. Expanding south is going to cost quite a bit more to expand water and sewer service. We would need a large industrial business to move into town in order for it to pay to extend sewer and water.

There is a property north of town that is approximately 154 acres. A large section of the property is wetlands. There is a very nice piece along the county road for a business. There may be some problems with annexation. At the State level they do not perceive the contract as being a 10-year contract. They believe the contract will run continuously. The contract says it ends in 2015. The township does want to renew the contract.

An idea was possibly moving other businesses north of town. Jim Thares would like to see the city purchase approximately 40 acres and sell 7 to 10 acres to Midsota. This would be in a TIF district. We would apply for the business infrastructure grant of \$250,000. The City does have to match this grant dollar for dollar. We would have to plan to fund the purchase somehow. If there were two entities over the 9-year district we could possibly recoup all of our investment through the increment flow.

Jim Thares would like to set up a committee to talk to property owners about land that might be for sale. John Grutsch would like to do this before the next Planning Commission meeting.

CITY ORDINANCE

Randy Jenniges would like the Planning Commission to take a look at the impervious surface coverage. Randy gave the Planning Commission information from St. Joseph and Albany's ordinance and their coverage is not as restrictive as Avon's. We need to be more flexible with our impervious coverage. We need to attract development and leaving our impervious coverage where it is will not be desirable for businesses. There are ways to work with the DNR. Jim suggests that the Planning Commission take a look at the ordinance and raise the impervious surface higher than 35%. Randy Jenniges recommends that Avon be competitive with our neighboring towns and still provide water quality standards. The R1 non-shoreland district needs to be increased above 35%. St. Joseph and Albany are closer to 50%. Randy Jenniges suggests that R3 and

possibly R2 be changed closer to 50% coverage. Avon cannot be competitive a 35%. There are cities that have the requirements higher than 50%. The C1 zone is about right. St. Joe industrial is 60% and Albany does not have a requirement. These numbers will give the Planning Commission something to compare to.

Years ago cities came up with impervious surface coverage to reduce runoff from buildings, driveways, parking lots, etc. because there wasn't a good way of dealing with stormwater runoff. Impervious requirements are still a good idea but they can be loosened because the site can be engineered to direct the water where it should be going. Amy will get the proposed spreadsheet from Randy Jenniges with new impervious numbers and go over that with the Planning Commission at the January meeting. We will hold a public hearing in February.

TO DO:

Chicken wire and woven wire/welded wire would be prohibited. This needs to be added to number 3 of our ordinance that deals with fences.

We need to create a definition for low maintenance description and insert it in the in front of ordinance book under definitions. Amy Pease needs to include wording as listed under d) in Albany's ordinance.

Bill the Barrell Mill for the Public Hearing Notice.

Check with Ray Schmidt on the orange fence at Josephs.

266 1st St.-- Check on chicken wire fence.

January meeting

PC discuss changes to impervious surface ordinance

Midsota to be present at meeting/John present

Jeff Meyer will get some maps from the county

Work with Randy Jenniges updating our maps.

Motion was made by Rick Fischbach to adjourn the meeting at 8:02 p.m. seconded by Mary Sieben.

Respectfully Submitted,
Amy Pease