

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, February 18, 2014 at 6:30 p.m.

PRESENT: Katie Reiling, Mary Sieben, Ed Dunn, Jeff Meyer

ABSENT: Rick Fischbach

The meeting was called to order at 6:32 p.m.

MINUTES OF JANUARY, 2014

Motion was made by Mary Sieben to approve the minutes as written, second by Ed Dunn, all in favor and carried.

PUBLIC HEARING FOR CASEY'S GENERAL STORE VARIANCE

The public hearing was opened at 6:40 p.m.

A representative from Strack Construction was present at the meeting. There is a proposed addition of 20' on the south side of the building to support a new kitchen, restrooms and small laundry center. They are infringing on the setback and are requesting a 16.6' setback instead of 20' (when abutting a residential district). The only traffic on this part of the street is the traffic coming out of the car wash and traffic associated with the ballpark. There are no issues with regard to the new addition infringing on the road or any sidewalks. Impervious surface was also discussed and they are requesting total impervious coverage of 86% instead of 85%. Jeff Meyer talked about the road right-of-way and discussed the use of the church property. They also discussed the surrounding properties and the Future Land Use Map.

Motion was made by Jeff Meyer to recommend approval to authorize a side setback of 16.6' instead of 20' which is required when abutting a residential district. This would allow for a 20 X 36 addition to be constructed. This request also authorizes impervious surface coverage of 86% instead of 85%, second by Mary Sieben, all in favor and carried.

Motion by Jeff Meyer to close the public hearing, second by Ed Dunn, all in favor and carried.

PUBLIC HEARING ORDINANCE CHANGES/ADDITIONS

The public hearing was opened at 7:05 p.m.

The planning commission discussed the changes to the ordinance. Amy Pease stated that no one from the public or from the DNR has contacted the city with any questions or concerns.

Motion was made by Ed Dunn to close the public hearing, second by Jeff Meyer, all in favor and carried.

Motion was made by Ed Dunn to make a recommendation to the City Council to approve the changes to the R-1, R-2, R-3 and I zones for impervious surface coverage. Also, changes to Chap. 21 regarding accessory structures and prohibiting chicken wire/welded wire as fencing material. The definition of Low Maintenance Materials was also added to Chapter 2, second by Jeff Meyer, all in favor and carried.

2014 APPOINTMENTS

Motion by Katie Reiling to appoint Rick Fischback to represent the Planning Commission on the Joint Planning Board, to appoint Ed Dunn to represent the Planning Commission at the City Council meetings, and Jeff Meyer to represent the Planning Commission on the Avon Estates Development Review Committee, second by Mary Sieben all in favor and carried.

REVIEW BASE MAPS FROM S.E.H.

The planning commission began their review of the base maps from S.E.H.

OTHER

Discussion was made regarding the Dean property and the long term vision for the city. An Email from Jeff Meyer was sent to Jim Thares on February 3, 2014 regarding the Dean property along with a Feasibility Study. (attached)

NOTES

Jim Thares updated the Planning Commission on the local business in need of expansion and also the need for an industrial park in Avon.

Jeff Meyer talked about some possible issues with the property northeast of town and the comprehensive plan. The webinar and the base maps will be reviewed in March.

Respectfully submitted,
Amy Pease