

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

PRESENT: Rick Fischbach, Ed Dunn, Mary Sieben, Hugh Knox-Mayor, Amy Pease

ABSENT: Katie Reiling, Dick Glatzmaier

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

Minutes of Meeting

Motion by Mary Sieben to approve the minute of January, second by Ed Dunn. All in favor; motion passed.

REVIEW OF ASSISTED LIVING FACILITY SITE PLAN

Brent Kapsner was present at the meeting and reviewed the site plan with the Planning Commission. Mr. Kapsner stated that the engineers are still working on a few items such as the storm water plan. The question came up of who is allowed to use this facility. Mr. Kapsner stated that all facilities are privately paid. There is an elderly waiver for those who have exhausted private funds at which time the county would assist in paying for the services. The residents are responsible for room and board but the medical could be covered by the county. They try to keep a balance of private paid vs. county paid residents but they do not turn people away. The age requirement is 55 and older with the exception of an individual with a medical condition such as a traumatic head injury.

The truck entrance will be kept as close to Estate Drive as possible. John and Pam Schmeising were present at the meeting to inquire about the location of trees and/or fencing as their property is directly behind this facility. Mr. Kapsner stated the facility wants to make sure that the residents of the facility are also able to enjoy the views from the building and not have to look at a fence or a wall of trees. They will place the trees in the rear of the building so there is a buffer but they will make sure the area is still open and attractive for the residents. Holding ponds will need to be placed on the property so that will also affect where trees will be planted. The 4 lots (2 West, 2 East) will not be purchased at the present time. These 4 lots will not be touched and will remain open until a later date. The timeline for this project is council consideration of the site plan at the March meeting and approval of storm water plan from Randy Jenniges. They will then begin to get appraisals and pull the building permit. They would like to break ground in May of 2015.

Motion was made by Ed Dunn to recommend approval of the Site Plan, contingent on the City Engineer's review and approval of the Site Plan and Storm Water Plan, second by Mary Sieben. All in favor; motion carried.

STORMWATER ORDINANCE

Amy Pease explained to the Planning Commission that the Storm Water Ordinance in our Code of Ordinance book was adopted in 2001. The Zoning Ordinance, which includes the new Storm Water ordinance was approved in 2005. The 2001 Storm Water Ordinance should have been repealed at the time the Zoning Ordinance was adopted but was never done. The Storm Water section in the Zoning Ordinance is the ordinance that Amy Pease and Randy Jenniges refer to on projects. Amy Pease stated she will go through the necessary process to repeal this document from the Code of Ordinance book.

REVIEW COMPREHENSIVE PLAN

The Planning Commission discussed No. 4 and No. 7 under the directives on future additions to the park/trail system. Amy Pease advised the Planning Commission that the schedule was just a rough plan of what may happen in the future. They asked about the Safe Routes to School grant that was applied for years ago. Amy

Pease explained that the two problems were the immense cost associated with the project because of the floating dock system that would need to be used near Ochotto. Also, the fact that there were not many homes with children in Waters Edge at the time the Safe Routes to School grant was applied for was also taken into consideration. The Planning Commission asked, as part of the comprehensive plan, if a walking path could be installed circling around Ochotto Lake. Amy Pease stated we will wait to see what happens in the Avon Estates and also Waters Edge developments and we can then decide if the comprehensive plan needs to be updated further.

AVON ESTATES

The Planning Commission discussed the solar panels. The idea of possibly using some of the land in Avon Estates that will not be developed anytime in the near future was discussed. The Planning Commission reiterated that they would like Blattner Energy to be involved in any preliminary discussion regarding solar panels/alternative energy facilities.

Motion by Ed Dunn to recommend that Amy Pease contact John Blattner at Blattner Energy to see if they would be interested in meeting with the Planning Commission to talk about the possibility of solar energy/alternative energy at Avon Estates or the WWTP, second by Mary Sieben. All in favor; motion carried.

Motion by Ed Dunn to adjourn the meeting at 7:55 p.m., second by Mary Sieben. All in favor; motion carried.

Respectfully Submitted
Amy Pease