

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, June 18, 2013 at 6:30 p.m.

PRESENT: Katie Reiling, Rick Fischbach, Jeff Meyer, Mary Sieben

ABSENT: Ed Dunn

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

### **MINUTES OF May, 2013**

*Motion was made by Rick Fischbach to approve the minutes as written, second by Jeff Meyer, all in favor and carried.*

### **Conditional Use Permit-Bill Kelly (formerly Zimmer's Greenhouse)**

Bill Kelly attended the public hearing. He stated that he did in fact purchase the property and he would like to keep things more or less as they are right now. He would like to grow the sales part of his business but doesn't know if it will ever get big enough to expand. Mr. Kelly did state that his intent was not to buy the strip and fill the entire property up with vehicles for sale. He did state that the corner is a good place for selling vehicles.

Katie Reiling stated that if the business does expand in the future and there is a need to display more vehicles that we could look into revising the Conditional Use Permit at that time. As of right now because there are no changes we will keep the Conditional Use Permit the same. It was also reiterated by the Planning Commission that Mr. Kelly makes sure that the snow plowing on this property does not affect the City's snow removal process.

*Motion was made by Jeff Meyer to change the Conditional Use Permit to reflect the current owner with the same conditions as the previous Conditional Use Permit, second by Rick Fischbach, all in favor and carried.*

### **WATERS EDGE PHASE 4**

Mr. Poplinski was present at the meeting and explained two different scenarios for Phase 4 of the development. He would like to either make larger single family lots and eliminate the need for a road or a 36 unit apartment complex which would include a 3-story toward the lake and 2-story with tuck under garage in the front. Mr. Poplinski did state that he has title and rights all the way to the lake.

Mr. Poplinski stated that he would like to provide lake access to all of the residents in Waters Edge. There could possibly be gazebos/grills/picnic tables, etc. As long as a committee could be formed to maintain this area, Mr. Poplinski would deed the land to the property owners. Mr. Poplinski would like to make the lots along the lake larger. The price of the homes would roughly be between \$400,000 and \$500,000+ if he could offer larger lots along the lake. After rough calculations, Mr. Poplinski stated we would probably lose 22 homes in Phase 4 than were initially figured on the plat. Mr. Poplinski stated the infrastructure associated with the original plat will end up be higher than the lots are worth. He needs to make it work so he can make money and also get the area developed. He is trying to eliminate the need for all of the roads in the Phase 4 development. He could possibly tie the road coming from the North into the cul-de-sac below the park area.

Mayor Grutsch explained the initial concept plan of the Waters Edge Development including the lake access area that was to be designated for use by the residents of the development. Mayor Grutsch explained that the city has not recouped the money that was lost when this development went bankrupt. All collateral that was in place to build phase 3 has been lost. Mr. Poplinski did state that he has no financial ties to the previous owner of the Waters Edge Development. Jeff Meyer explained the cost of the Wastewater Treatment Plant and how

the sales of lots in the Waters Edge Development would generate revenue, which was initially figured to help pay the Wastewater Treatment Plant by SAC/WAC fees. Mr. Meyer was concerned that the initial 40 homes in phase 4 that are now being cut in half by Mr. Poplinski's proposal would have a dramatic impact on the fees being paid towards the treatment plant.

The discussion was concluded with Mr. Poplinski understanding that apartment complexes are not desired by the property owners of the Waters Edge Development or the City. Mr. Poplinski will look at larger lots and eliminating the need for excess infrastructure. He will prove the City with concept plans of different ideas. The City will need to work on financial discussions with the appropriate individuals to see how to handle the loss in SAC/WAC fees, the loss of sewer and water revenue each month and possible tax loss on 22 homes. Mr. Poplinski understands that this was strictly an information meeting. No application has been signed or approved by the City.

Amy Pease will get copies of maps made so the City can clarify any questions regarding this property with the County.

### **COMBINATION OF LOTS IN WATERS EDGE PHASE 3**

The question of whether or not the City will allow lots to be combined in Waters Edge was discussed. The Planning Commission agreed that lot consolidation will be allowed in Phase 3, all of Block 1, lots 1-8. The wording shall read the same as the Avon Estates lot consolidation language and only one driveway will be allowed on the property.

***Motion by Rick Fischbach to adjourn the meeting at 8:15 p.m., second by Mary Sieben, all in favor and carried.***

Respectfully submitted,  
Amy Pease