

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

PRESENT: Katie Reiling, Rick Fischbach, Jeff Meyer, Mary Sieben, Ed Dunn, Amy Pease, Jim Thares, and Jeff Manthe

The meeting was called to order at 6:35 p.m.

Minutes of Meeting

Motion by Rick Fischbach to approve the minutes, second by Jeff Meyer. All in favor; motion passed.

Public Hearing – Avon Community Church (Variance)

The public hearing was opened at 6:35 p.m.

Al Witte was present at the meeting to explain why a variance is needed for the Avon Community Church signs. They would like to put a cap on the sign that states the church name. This section of the sign will not have any lights. Mr. Witte stated they would like to raise the sign about a foot so it helps with snow and visibility. Katie Reiling does have a concern about the flashing part of the sign. Flashing illuminated signs are prohibited and the Planning Commission feels that in a residential area next to a school we need to regulate how the sign is operated. Mr. Witte stated that once the topper goes on it will eliminate the need to have the name of the church flashing. The new sign has been placed in the same location as the old sign. Mr. Witte discussed years ago when the bike trail was installed and how that changed where the church can place signs. The church would also like to add a 4.5 square foot sign which will be placed off Barracuda Ave. Mr. Witte stated there are a number of people that use their access as a shortcut to County Road 9. The sign off of barracuda will be set off the property line not to be placed on any right of way.

Motion to close the public hearing at 7:05 p.m. by Ed Dunn, second by Rick Fischbach. All in favor; motion passed.

Motion to recommend to the City Council to approve the variance to allow the square footage of signs to total 41 square feet instead of the 32 square feet as set forth in the ordinance by Jeff Meyer, second by Ed Dunn. All in favor; motion passed.

Goebel property at 207 Chinook Ave

Harold Goebel (owner of 207 Chinook Ave) and Glen West (owner of lot with access easement) were present at the meeting. Ray Schmidt also attended the meeting to talk about the discussions that he has had with Randy Jenniges of S.E.H. Mr. Schmidt stated that when the waterline was installed it was not installed where the utility and access easement is located on the plat. It was placed more in the center of the lot and the driveway is in the same area as the waterline. As of right now, the utility and access easement that is on the plat is not being used as the easement area.

A few questions that were asked at the meeting is who pays taxes on the access easement? Who is supposed to maintain the driveway? Does the impervious surface area of the driveway count against Mr. West's total coverage? Jeff Meyer questioned if it would be an option for Mr. Goebel to purchase the access easement from Mr. West and have a clear title or a flag lot where the easement is located. A few issues that will arise from Mr. Goebel purchasing the access is that it will cut the lot in half resulting in a non-conforming lot. How will setbacks be handled in this case with a lot that is split down the middle. Mr. Goebel stated that he would rather own this easement free and clear. Mr. West is worried about down the road when he wants to sell the property that this easement will cause issues with the new buyer.

On the current plat there is a drainage and utility easement of 20' on the south side of the property. There is a small swale that deals with a heavy rainfall in a short period of time. Jeff Meyer discussed the drainage with Ray Schmidt. Mr. Schmidt stated this 20' easement was not intended to drain runoff from Chinook. Mr. Schmidt explained how the drainage is on this lot and the neighboring area. It was noted that water does run down the driveway when there is a heavy rain. It was noted that if Goebel does not purchase this property a replat should be done showing where the actual easement is located. This would eliminate any problems with new property owners in the future. The Planning Commission discussed the need to have the driveway a hard surface such as black top, cement, pavers, etc. It was noted that whether this is any type of compacted surface such as crushed granite OR black top, cement, etc. it will still be impervious surface.

Ray recommended having the easement on the east side of the lot worded as a utility easement NOT drainage and utility easement. Ray would also recommend dropping the utility and drainage easement on the South side from 20' to 10'. In the future, if it is needed, we will still be able put a pipe in using smaller equipment. Ray Schmidt said staff would be at the site during excavation so all elevations are correct and to make sure that all runoff is taken care of appropriately

Motion was made by Ed Dunn to change the drainage and utility easement on the south side of the lot from 20 feet to 10 feet on Lot 4, Block 1, Crescendo Addition. City staff will be on site during excavation to ensure proper elevations are maintained, second by Jeff Meyer. All in favor; motion carried.

Amy will continue to work with Ray Schmidt and Randy Jenniges to get questions answered to bring to the City Council.

Assisted Living Facility

Jim Thares updated the Planning Commission on the assisted living facility. The building is more of a "T" shape now and there may also be a utility room which will be open for public use. At the December meeting the Planning Commission will be responsible for review and recommendation of the concept plan. The street in this area will need to be vacated at the City Council level. The property owners are still considering building a home which will be available for rent. Mr. Dunn wanted to make sure all stormwater issues will be taken care of with this project. Mr. Thares stated that they have been talking to Randy Jenniges and are fully aware of what is needed for plans.

Misc.

The Planning Commission discussed the Midsota property and the discussion that was held at the City Council level and the possibility of having a pond near Stonehouse to handle a good portion of the runoff.

Mr. Thares gave a brief update on the Jesh apartments and stated they are still talking to investors.

Avon Estates Phasing/Waters Edge

Mr. Meyer and Mr. Thares gave an update on the Avon Estates development. The committee would like to work on lot evaluation over the next year and possibly change lot prices in 2016. The more desirable lots would be priced higher. It was noted there are approximately 50 lots available between Avon Estates and Waters Edge. We would be possibly looking at Phase 1b for future expansion. It wasn't clear on what profit would be at this point. It will depend on the market and valuation in the coming years. Jeff discussed the road that would possibly need to be looped around. We will talk about this as we come to this area a little more.

Motion by Rick Fischbach to adjourn the meeting at 8:20 p.m., second by Ed Dunn. All in favor; motion passed.

Respectfully Submitted
Amy Pease