

Pursuant to due call and notice thereof, a special Planning Commission Meeting was held on Tuesday, September 3, 2015.

PRESENT: Mary Sieben, Katie Reiling, Rick Fischbach, Hugh Knox, Jim Thares, Amy Pease, Randy Jenniges, Jeff Manthe,

ABSENT: Dick Glatzmaier

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

TISCHLER VARIANCE/ STORM WATER PLAN

Brian Becker explained the new calculations that were done with this new plan. Randy Jenniges stated that there were a number of different things that were done with the plan and he does believe that the plans, hydrology, and calculations meet with the intent of the ordinance which are outlined in the attached memo. Randy Jenniges did have 6 points that he wanted to address tonight that are outlined in the first paragraph of his memo. Drainage basins constructed in the right of way and some of the sanitary sewer line will be removed and insulated. The sanitary-sewer line will remain even though the area above it will be regraded. There will be about 5 feet of cover over the pipe that will need to be insulated to reduce frost concerns. The plans show this detail very well. The contractor will be required to contact the public works department in advance so they can be on site when the installation takes place over the City utilities. Bryan Becker stated that he will maintain the areas which include the drainage basins. On No. 5 of the memo there is a minor discrepancy between what the plan showed. S.E.H. did their own modeling, used Westwood's model and re-ran the numbers and S.E.H. believes the plan meets the intent of the ordinance. The building does not have running water. Mr. Becker stated there would not be any water in the building in the future.

The variance for the impervious surface request is also being discussed tonight. The 80% coverage would include all future work which would be done on Tischler's property. The storm water plan does address all future work that is shown on the plan.

Motion by Rick Fischbach, second by Ed Dunn to close the public hearing.

Motion was made by Ed Dunn to recommend approval of the Tischler expansion storm water plan (S.E.H., No. AVONMN129347 1400) and also to authorize impervious coverage of 81% instead of 60% as set forth in the ordinance, second by Rick Fischbach, all in favor and carried.

REZONE-BILL KELLY/LAND SWAP

Public hearing opened at 6:48 p.m.

The planning commission discussed the property. There was discussion about ruining the trail area by possibly having an auto shop built along the trail if we do rezone it to C-2. They talked about other cities that have light industrial along the trail. The Planning Commission would like some work done to the ordinance possibly adding language about protecting the trail.

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

Motion was made by Rick Fischbach, to recommend a change to the zoning designation on PID 42.27199.0000, from C1/C2 to C2, second by Mary Siben, all in favor and carried.

BAR/RESTAURANT-CITY OWNED BUILDING

Lee Mergen and Chris Schiffler discussed their building in more detail. They said the truss company will not carry a load on that size of building for a flat roof. They could square up the top so the front would look like a store front building. It will be hard to do a flat roof unless they do a block frame building. They talked about the slope of the roof and snow ending up on the Lion's Den property. The Planning Commission talked about keeping this building in line with the rest of the buildings on Main Street which is why the flat roof was first proposed. The plan is to tear the building completely down. They would work with Lumber One and Lange Trenching on this project.

There will be a patio that will face Main Street with glass windows-garage door style windows. The patio may need to be enclosed because they will be serving alcohol. The enclosure would possibly be maintenance free aluminum which is similar to The Ultimate Bar and Grill. They would have about 40' of parking. The property is zoned C-1 which allows for street parking. There will be 3 entryways. The kitchen and just about everything in the building will be located on the north side.

The menu would be similar to an Applebees. They are still working on the pizza business with Brudies. They would serve buffet style lunches. They are hoping this would be a place to bring the family to eat, a place to hold painting parties, possibly use the back area which would hold approximately 70 people for meetings, etc. The kitchen will remain open as long as the bar is open.

The Planning Commission would recommend at least 30% of stone on front/side, along with appropriate design standards to meet with other buildings on Main Street. They would like the potential owners to work with the City, Building Inspector and possibly Lumber One to talk about the design. Staff will try to locate the environmental survey (ground contamination) that was done.

Motion by Rick Fischbach, second by Katie Reiling to close the meeting at 8:19 p.m., all in favor and carried.

NOTES:

Work on ordinance changes regarding the trail, storage containers and C-1 design standards at upcoming meetings.

Respectfully Submitted
Amy Pease