

The Plan Commission met in Special Session with Mayor Neitzel presiding. The meeting was called to order at 6:00 p.m.

Members present: Mayor Steve Neitzel, Mark Sullivan, Tom Tisdale, Dave Westimayer, Carl Fausett, John Flouro, Dave Magnussen, Chester Ward and Tom Anfinson.

Members absent: Mark Neitzel.

Motion by Tom Anfinson, second by Carl Fausett, to approve the minutes of the November 13, 2017 meeting as printed.

All voting AYE. Motion carried.

Mayor Neitzel opened a Public Hearing for a Conditional Use Permit for a multi-housing dwelling located in a C-2, Highway Commercial District.

Mayor Neitzel opened the discussion with the results of the Zoning Board of Appeals meeting that preceded this meeting in regard to variances for the housing project. The Zoning Board of Appeals denied the first variance for lot size density. The vote made the plan, as presented (40 unit), not able proceed. The Plan Commission still had two items in front of them to consider so that, in the event that the developer amended the plan to meet the density rule, they could proceed.

Mary Doughty spoke in favor of the development and inquired about lighting and if it could match the City street lighting in the area.

Jeff Raue, a neighbor to the proposed development, stated he is in favor of the project.

The Commission asked questions in regard to layout, storm water management and parking. Their questions were answered by Scott Kwiecinski of Horizon Development.

Motion by Carl Fausett, second by John Flouro, to close the Public Hearing.

All voting AYE. Motion carried.

Motion by Carl Fausett, second by Dave Westimayer, to approve the Conditional Use Permit for a multi-housing unit in a C-2, Highway Commercial District.

All voting AYE. Motion carried.

Mayor Neitzel opened a Public Hearing for a Conditional Use Permit for a multi-housing dwelling filling and grading within 300 feet of high water mark of navigable body of water.

No public comments were made.

The Commission discussed the purpose of the grading for the project. It was stated that the 300 foot distance would measure out to the street and cover the complete site.

Motion by Steve Neitzel, second by Dave Magnussen, to close the Public Hearing.  
All voting AYE. Motion carried.

Motion by Dave Magnussen, second by Carl Fausett, to issue a Conditional Use Permit for multi-housing dwelling filling and grading within 300 feet of the high-water mark of a navigable body of water.  
All voting AYE. Motion carried.

The Site Plan drainage was reviewed. Discussion included: how it worked, filters, ongoing maintenance, notification of maintenance to the City and discharge to the river.  
As the zoning for the project was not approved, the Commission took no action as the plan may change in order to receive zoning approval.

No action was taken on trash enclosures.

The Commission reviewed a Certified Survey for the site as prepared by Excel Engineering Inc.

Motion by Mark Sullivan, second by Tom Tisdale, to approve the Certified Survey as presented.  
All voting AYE. Motion carried.

Non-Action Discussion:

There was overall support of the project as presented to the Commission and inquiries as to how it could move forward. It was stated that four variances for zoning may have been too much for the current zoning. Discussion was held in regard to a change in the zoning so as to move the project forward. The Mayor will continue to work to see what can be done to move the project forward.

Motion by Carl Fausett, second by John Flouro, to adjourn.  
All voting AYE. The meeting adjourned at 7:33 p.m.



Steven D Neitzel, Mayor

SN/lw