

PLAN COMMISSION MEETING

October 21, 2015

Present: Elliott, Hintz, Hoch, Pepler, Whitrock, Will, Workowski

Absent: None

Others: Public Works Director Drake, Building Inspector Leahy, City Administrator Rich, City Attorney Wurtz

Will called the meeting to order at 7:00 p.m.

Approval of agenda

Hintz moved and Hoch seconded a motion to approve the agenda as amended. Motion carried 7-0.

Approve meeting minutes – September 16th

Hoch moved and Hintz seconded a motion to approve the September 16th, 2015 minutes as presented. Motion carried 7-0.

Action items

Public Hearing – Conditional use permit to allow the construction of a multi-family housing project in an R-3 (multi-family) district located off Fenton Street behind Phase I of Cobblestone Estates located at 588 Fenton Street – Jaystone Properties, LLC

Mayor Will opened the public hearing at 7:02 p.m. Matt from JMM Consulting, LLC addressed the Commission and explained the project is Phase III of the Cobblestone Estates Multi-Family Housing Project. There will be three 12-unit buildings. The colors of the new phase will be compatible with the existing buildings. No individuals from the general public were present to address the Commission. Mayor Will closed the public hearing at 7:06 p.m. Elliott moved and Will seconded a motion to approve the conditional use permit request to allow for the construction of a multi-family housing project in an R-3 (multi-family) district located off Fenton Street behind Phase I of Cobblestone Estates located at 588 Fenton Street. Motion carried 7-0.

Site plan – Cobblestone Estates Phase III (Fenton Street)

Will inquired about the dumpster pad. Matt explained the existing dumpster pad will be removed and relocated. Drake stated the second means of access was added at the City's request. Hoch inquired if a CSM will be done to combine the lots. Matt stated yes. Will inquired about the timeline for the project. Matt replied all construction will start in the spring. Hoch moved and Elliott seconded a motion to approve the site plan for Cobblestone Estates Phase III on Fenton Street, subject to the following condition: either a certified survey map will be submitted to Plan Commission to combine the lots, or cross access easement agreements with the adjacent properties. Motion carried 7-0.

Site plan – Diverse Options, Inc. (571 Fenton Street)

Bill Hoch addressed the Commission on behalf of Diverse Options, Inc. Hoch serves on the Board of Directors for Diverse Options, Inc. and prepared the site plans. Hoch explained that Diverse Options, Inc. is proposing to construct a new, 2,400 sq ft structure on their current site, adjacent to their existing structure. The new building will be a single story structure with metal wall and roof

panels that will match their existing facility. The new structure will be heated and used for storage and maintenance of the wheelchair lift equipment that is installed on their company vehicles. Hintz inquired about drainage. Hoch explained the existing drainage swails in the back of the property will be utilized, continuing the same pattern of drainage. Elliott moved and Workowski seconded a motion to approve the site plan for Diverse Options, Inc. at 571 Fenton Street as presented. Motion carried 6-0-1 (Hoch abstain).

Discussion item

Process for handling requests for Special Plan Commission meeting

The consensus was the Commission is willing to be accommodating; therefore, no additional fee to be charged for a special meeting.

Project updates and staff reports

None

Agenda items for future meetings

None

With no further business before the Commission, Hoch moved and Will seconded a motion to adjourn. Motion carried 7-0. Will declared the meeting adjourned at 7:30 p.m.

Respectfully submitted,
Lori Rich, City Administrator