

REPORT OF THE PLANNING COMMISSION

Date of Meeting: January 9, 2023

Report #1

The Planning Commission met at 4:00 p.m. on January 9, 2023 in the Council Chambers at City Hall. Members present included Lee Thao, Ryan Austin, Susan Feith, Ben Goodreau and Thaddeus Kubisiak. Eric Daven and Shane Blaser were absent. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach, Larry Koopman, Jim Lucas, Nathan Flinders and Nathan Morville.

The meeting was called to order at 4:00 p.m.

1. Approval of the report from the December 5, 2022 Plan Commission meeting

Motion by Goodreau to approve the report from the December 5, 2022 Plan Commission meeting; second by Thao.

Motion carried (4 – 0)

Member Kubisiak entered the meeting

2. **Theresa Cashman – 22-001285:** request for a special exception from architectural standards for trash enclosures in commercial districts at 3820 8th Street South (Parcel ID 3413806)

Carrie Edmondson provided a brief summary of the item. Staff recommended denial of the request due to the applicant's failure to provide completed plans for the enclosure.

Jim Lucas, representing Theresa Cashman, provided information on the applicant's proposed construction and landscape modifications of the trash enclosure.

Motion by Feith do deny the request for a special exception from architectural standards for trash enclosures in commercial districts at 3820 8th Street South (Parcel ID 3413806), due to lacking details on landscaping and the fencing gate; second by Goodreau.

Motion carried (5 – 0)

3. **N&N Auto Outlet – 22-001286:** request for site plan review to perform site improvements at 641 Dale Street (Parcel ID 3408020, 3408029, and 3408021)

Ms. Edmondson provided a synopsis of the request. Approval was recommended with the conditions outlined in the staff report.

Mr. Kearns answered member Feith's questions about paving on the site.

Motion by Goodreau to approve the request for site plan review to perform site improvements at 641 Dale Street (Parcel ID 3408020, 3408029, and 3408021), subject to the following conditions:

1. A Certified Survey Map demonstrating lot consolidation of the three parcels must be finalized prior to construction.
2. Proper signage shall be installed identifying vehicle directions.
3. The six parking spaces adjacent to the residential properties to the north shall be marked employee parking only.
4. Light from the parking area shall not exceed 0.2 foot-candles at a neighboring commercial property line and 0.1 foot-candles at the neighboring residential property line once mitigation measures are implemented.

5. All applicable right-of-way and stormwater permits must be obtained through the Engineering Department.
6. Stormwater management must comply with Chapters 32 and Chapter 35 of the Municipal Code during and after construction.
7. Vision triangle requirements shall be met and reflected in an updated site plan to be submitted to and approved by the Community Development Department.
8. All applicable permits through the City shall be obtained.
9. Community Development Department staff shall have the authority to approve minor modifications to the plans.

Second by Feith

Motion carried (5 – 0)

4. Adjourn

Motion by Austin to adjourn; second by Kubisiak

Motion carried (5 – 0)

Meeting adjourned at 4:18 p.m.

Respectfully Submitted by Erika Esser, Secretary