

PLAN COMMISSION

Meeting Minutes

March 25, 2019

A meeting of the Plan Commission was called to order at 7:00 p.m. on March 25, 2019 in the City Hall Council Chambers by Chairman Peltier.

Members Present: Peltier, Cook, Cruz, Williams, Schwebs, Kropp, and Martinson

Others Present: Dahl, Jones, Sander, Eide, Ludeman, Prange and members of the public

A motion was made by Williams, seconded by Kropp, to approve the minutes of the March 11, 2019 meeting. Motion carried.

Public Hearing:

The Chair opened the PUD General Plan from VVM Investments, LLC Public Hearing with Randy Eide providing an overview of the proposed residential development. Sean Bohan answered Commission questions on behalf of the developer with no members of the public speaking at the public hearing.

Public Comments: Paul Madsen, representing Capital Investment Partners gave an overview of the changes made to the Terrace Ridge PUD west of 21st Street east since the last Plan Commission meeting. This included a reduction in the number of units and removal of one building, driveway connection and sidewalk location adjustments, screening, berming and other general adjustments. Sean Bohan explained that the 20% slopes were no longer impacted with the plan modifications. Members of the public speaking against the project included Melissa Devery, Greg Lueck, Gary Cowles, Steve Drier, Cody Reimer and Tony Govin.

Items of Discussion:

After Commission discussion and input from staff, a motion was made by Kropp, seconded by Martinson to favorably recommend City Council approval of the VVM Investments, LLC request by Brian Shefchik for an 18-unit PUD at 2900 Wilson Street as presented. Motion Carried.

The revised PUD General Plan from Capital Investment Partners for the Terrace Ridge project was presented. A lengthy Commission discussion with input from the City staff and developers ensued. A motion was made by Kropp, seconded by Schwebs to favorably recommend City Council approval of the Terrace Ridge PUD if units #1 and #2 are reduced to duplexes, unit #3 is a 4-plex and 4 feet of screening/fencing of the stormwater retention pond is included. Motion failed on a roll call vote: 3 ayes, 4 nays.

A motion was made by Cruz, seconded by Cook to recommend City Council denial of the revised Terrace Ridge PUD as presented. Motion carried on a roll call vote: 4 ayes, 3 nays.

A motion was made by Martinson, seconded by Williams to approve the Johnson Motors of Menomonie CSM at 1603 USH 12. Motion carried.

A motion was made by Martinson, seconded by Cook, to adjourn. Motion carried.

Respectfully submitted,

Lowell Prange, Recording Secretary