

# *PLAN COMMISSION*

## *Meeting Minutes*

### *May 29, 2018*

A regular meeting of the Plan Commission was called to order at 7:00 p.m. on May 29, 2018 in the City Hall Council Chambers by Chairman Peltier.

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

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

A motion was made by Kropp, seconded by Cruz, to approve the minutes of the April 23, 2018 meeting. Motion carried.

#### Public Hearing:

Abbey Schmaling gave an over view of the proposed PUD as the owner/developer of the East School PUD project at 710 11<sup>th</sup> Street East.

Gary Borgmeyer, Cindy Perves, Christine Ness and Peter Nied spoke in opposition to the proposed zoning change due to noise issues, property value concerns, it should be left “as is”, extra traffic, tree issues and location of the garbage enclosure/parking lot.

Johanna Clark spoke in support of the project which needs to be restricted to this building.

Public Comments: None

#### Items of Discussion:

Planned Unit Development at 710 11<sup>th</sup> Street East was discussed with the developer, Abbey Schmaling, who answered Commission questions as follows:

Wheelchair lift to the first floor for handicap accessibility would be constructed.

HVAC – each unit heated/cooled individually.

Secure entrances – tenants will need to be buzzed into the building

New 3-4 inch diameter trees to be planted on the property.

Down lighting outside the building and in the parking lot will be added.

Storage – additional storage added in the basement for some of the units

A motion was made by Kropp, seconded by Williams to favorably recommend the City Council approval of the JABS 4 PUD with the following plan changes:

- Substantial maintenance shed added
- Fence upgraded per email of 5-22-18 from Abbey Schmaling
- Garbage enclosure added as required by the City Council
- Apartment #5 (320 sq. feet) on Floor #1 to be removed from the plan

A motion was made by Peltier, seconded by Cook to amend the main motion to allow Apartment #5 on Floor #1. Amendment motion defeated. A-3 N-3.

Main motion carried. A-6 N-0.

A motion was made by Cruz, seconded by Cook to recommend City Council approval of the JABS4 rezoning request of Lot 3 CSM #3359 from R-1 (Single Family) to R-3 (Multi-Family) residential district. Motion carried.

The Dunn County Rec Park Master Plan was discussed and the following improvement ideas were submitted by the Commission:

- Noise from race track is intolerable and should be addressed
- Children's playground is needed in the park
- Exercise/Walking trails should be added

A motion was made by Kropp, seconded by Schwebs to approve the Westconsin Credit Union (WCU) CSM creating Lot 3 from Lots 1 and 2 CSM #2044 and Lots 1 and 2 of Schneider Avenue East Addition as presented. Motion carried.

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

Respectfully Submitted,

Lowell Prange  
Recording Secretary