PLANNING COMMISSION MINUTES

DATE:	April 27, 2015
TIME:	4:30 p.m.
PRESENT:	Chairperson Davis, Commissioners Boettcher, Porter, Buelow, M. Olson, Hahn, Fritz, and L. Olson
ABSENT:	Commissioner Ballard
STAFF PRESENT:	City Planner Mark Moeller; Assistant City Planner Carlos Espinosa

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The meeting was called to order at 4:30 p.m. by Chairperson Davis.

Approval of Minutes – April 13, 2015

The minutes for April 13, 2015 were approved without changes upon motion by Commissioner L. Olson and second by Commissioner M. Olson.

Tabled Item – Site Plan Review – 280 Franklin Street

City Planner Mark Moeller reviewed the history of site plan review for 280 Franklin Street. Mr. Moeller stated that at the last meeting, the Commission tabled further review of the plan to this meeting to give the developer time to produce a landscape plan.

Chairperson Davis asked if the buffer issue between the developer and the neighbors to the north had been resolved. Mr. Dornfeld (present in the audience) stated that an agreement had been reached and the issue was resolved.

Next, Mr. Moeller distributed the landscape plan produced by the developer – Pauline Krause.

Chairperson Davis asked about the number and types of plantings on the landscape plan. Ms. Krause responded that she was not able to have a landscaping firm complete the plan in the last two weeks because it is their busy season. As a result, there are no specifications attached to the plan. Other Commissioners mentioned that additional information number and types of plantings is key to the plan – similar to the landscape plan that was produced for the Dahl project.

Next, the Planning Commission began discussing aesthetics of the project.

The builder stated that there would be lap siding on the building, split faced block around the bottom of the building, two porches at the corner of Broadway and Franklin, textured panels under the windows, and a decorative fence around the property.

Commissioner Fritz noted that building materials should be differentiated from the building design itself. Mr. Fritz further stated that the building design could be further improved to better match the character of the surrounding properties.

Commissioner M. Olson stated it was her understanding the Architectural Review Board could review the project.

Mr. Moeller stated that the Architectural Review Board is a possibility, but that the developer had made design changes to the building which improved upon the original plans that were submitted. These changes were made to the plans prior to the Commission's review of the project.

Following additional discussion about the design of the building, Commissioner L. Olson motioned to approve the site plan as-is in consideration of the agreement that had been reached with the Dornfelds. The motion was seconded by Commissioner Porter.

Following further discussion about aesthetics of the project, Chairperson Davis called for a vote. Upon vote, the motion passed with Commissioners Hahn, Porter, L.Olson, and Boettcher voting for; Commissioners M. Olson and Fritz voting against; and Chairperson Davis and Commissioner Buelow abstaining.

Following the vote, staff clarified that they would work with the developer to add necessary detail to the landscape plan prior to any permits being issued for the project.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:40 p.m.

Carlos Espinosa
Assistant City Planner