

PLANNING COMMISSION MINUTES

DATE: July 13, 2020

TIME: 4:30 p.m.

PRESENT: Chairman Buelow, Commissioners Hahn, Boettcher, Hall, Olson, Ballard, Paddock, and Shortridge

ABSENT: Commissioner Marks

STAFF PRESENT: City Planner Carlos Espinosa, Assistant City Planner Luke Sims

The meeting was called to order at 4:30 p.m. by Chairman Buelow.

Approval of Minutes – June 6, 2020

The minutes from the Planning Commission meeting of June 8, 2020 were reviewed. Commissioner Olson moved to approve the minutes. Commissioner Boettcher seconded the motion. All members present voted aye via roll call vote.

Public Hearing – Final Plat – Bay State Milling Company

Al Simanovski on behalf of the applicant informed the Commission he was available for questions.

Mr. Espinosa provided an overview of the proposal, highlighting the change from three existing lots to one lot as required by City Code for the purpose of building a new warehouse.

Chairman Buelow opened the public hearing. No members of the public coming forward to speak, the public hearing was closed.

Commissioner Hahn moved to approve the final plat as recommended by City staff. Commissioner Hahn seconded the motion. All members present voted aye via roll call vote.

Public Hearing – Final Plat – Port Authority Riverview Park Outlot D

Mr. Espinosa provided an overview of the proposed final plat which would allow part of Outlot D to be sold to help facilitate the nearby Fastenal development. At this time, there is no proposed use though it may be used for landscaping, parking, or snow storage.

Chairman Buelow opened the public hearing.

Charlene Baumbich, 2 Washington Street, asked to have the speculated use reiterated. Mr. Espinosa responded that it would be for landscaping, parking, or snow storage.

Rose Pappas, 2 Washington Street, inquired about access to the Fastenal site and whether there would be a one-way street in the morning and reversed one-way in the later afternoon. Ms. Pappas expressed concern about the increase in traffic and

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Fastenal's intent. Mr. Espinosa responded that at this point there are no plans to use Outlot D for ingress or egress. Should a proposal for use as ingress or egress materialize in the future, it would be in the public interest to review it. Commissioner Hahn asked if access to the Fastenal lot would be from Second Street. Mr. Espinosa mentioned that the primary entrance is off of Second Street and primary vehicular access will be off Washington Street. Ms. Baumbich asked to clarify that Washington Street would be the sole ingress and egress. Mr. Espinosa noted that the site review is still under staff review but that is the current proposal. Ms. Baumbich followed up to ask if the ingress and egress would come off the alley or from Second Street. Mr. Espinosa clarified that the access would be off Washington Street. Commissioner Shortridge clarified that the entrance is denoted in the documentation sent to the Commission. Those participating in the public hearing indicated they had copies as well. General discussion regarding ingress and egress and alley location ensued.

No further comment forthcoming, the public hearing was closed. Commissioner Paddock joined the meeting at 4:45 pm.

Commissioner Shortridge asked to clarify if there could or should be a condition added regarding access to the site. Mr. Espinosa responded that this may be premature at this time as it could be addressed in the future should the land be proposed for access in the future.

Commissioner Olson moved to approve the final plat as recommended by City staff. Commissioner Ballard seconded the motion. All members present voted aye via roll call with Commissioner Paddock abstaining.

Other Business

Chairman Buelow noted that the weeds on rail property are high near Levee Park and suggested that it be followed up with by City staff. Mr. Espinosa responded that City staff would follow up.

Adjournment

On a motion from Commissioner Olson and second by Commissioner Shortridge, the Commission unanimously voted in favor of adjournment at 4:51 pm.



Luke Sims
Assistant City Planner