

PLAN COMMISSION MEETING
JANUARY 6, 2015 - 5:00 P.M.

Members Present: Fred Horne, Mike Darrow, MaryKay Rice, Jane Hansen, David Wilford and Sarah Skinner (ex-officio)

Members Absent: Kyle Hinrichs and Ron Volkert

Others Present: Beth Thompson, Dan Licht, Tanya Reigel and Bill Webber.

Fred Horne called the meeting to order and roll call was taken.

MaryKay Rice moved to adopt the agenda as presented, seconded by David Wilford and carried.

Jane Hansen moved to approve the minutes of the previous meeting on December 16, 2014, seconded by MaryKay Rice and carried.

Extra-Territorial CSM from Gary & Nancy Cook

Dan Licht explained the Certified Survey Map from Gary & Nancy Cook. There are currently two lots with separate tax id numbers and this CSM will just change the line between the two lots. There will still be two lots in the end. Considerable discussion followed. MaryKay Rice moved to approve the CSM from Gary & Nancy Cook with the condition that a driveway easement is to be recorded on Lot 3 and Lot 4 requiring shared use of a single driveway access to TH 64, subject to St. Croix County approval. Motion was seconded by Mike Darrow and carried. Jane Hansen voted no.

Site Plan and Storm Water Review for Backyard Paradise

Dan Licht explained the site plan for Backyard Paradise. Bill Webber answered questions regarding the site plan. Staff recommended approval with the following conditions:

1. The submitted plans are subject to review and approval by the Architectural Review Committee.
2. A photometric lighting plan identifying the type, location and illumination pattern of all exterior lighting in compliance with Section 2.13 of the Development Covenants must be prepared and is subject to review and approval of the Building Inspector prior to issuance of a building permit.
3. Any signs to be installed upon the property shall comply with Section 121-382(c) of the Zoning Ordinance and Section 2.15 of the Development Covenants and require issuance of a Sign Permit.
4. Construction of an exterior trash enclosure shall comply with Section 121-467 of the Zoning Ordinance and Section 2.10 of the Development Covenants.
5. The developer shall submit a grading and erosion control plan and storm water management calculations, which is subject to review and approval by the Public Works Director.
6. The developer shall submit a utility plan for connection to City sewer, water and electric utilities, which is subject to review and approval of the Public Works Director.

MaryKay Rice moved to approve the Site Plan and Storm Water Review for Backyard Paradise with the conditions listed above, seconded by Jane Hansen and carried.

Communications and Miscellaneous

None

MaryKay Rice moved to adjourn the meeting, seconded by David Wilford and carried.

Meeting adjourned at 5:43 p.m.

Tanya Reigel
City Clerk