

PLAN COMMISSION MEETING
NOVEMBER 3, 2015 - 5:00 P.M.

Members Present: Fred Horne, Jane Hansen, Rachel Greenwold, Ron Volkert, MaryKay Rice
Kyle Hinrichs, David Wilford and Sarah Skinner (ex-officio)

Others Present: Beth Thompson, Tanya Reigel, Ray Rivard and Dan Licht

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

Jane Hansen moved to adopt the agenda as presented, seconded by Rachel Greenwold and carried.

Jane Hansen moved to approve the minutes of the previous meeting on September 9, 2015, seconded by David Wilford and carried.

Public Hearing

Fred Horne declared the Public Hearing open to discuss the following:

a) Amendments to Ordinance Section:

Section 1. Amending Section 117-41.C.1 of the Subdivision Ordinance to reduce the width of required drainage and utility easements for new lots from 12 feet to 10 feet.

Dan Licht explained the amendment for drainage and utility easements. The current ordinance requires 12 feet and the previous ordinance required 10 feet. Staff recommends changing this back to 10 feet, which is standard for utility easements.

Section 2. Table 3.g of the Zoning Ordinance (Industrial) is to be amended to add “Breweries/Distilleries; including tap room/tasting room as an accessory use” as a permitted use within the Z7 Districts.

Section 3. Table 3.g of the Zoning Ordinance (Industrial) is to be amended to add “Breweries/Distilleries; including tap room/tasting room with a moderate restaurant license or catered food service” as a conditional use within the Z7 Districts.

There was considerable discussion regarding a brewery having a food license and what type of food license should be allowed. It was the consensus of the Plan Commission to have the St. Croix County representative come to the next meeting to explain the different levels of licensing and to have John Moore come and explain his future plans as well.

Section 4. Table 6.d of the Zoning Ordinance (Z3 District – Setbacks Accessory Structure) is to be amended to not include off-street parking stalls and driveways.

Section 5. Table 6 of the Zoning Ordinance (Z3 District) is to be amended to establish setback requirements specific to off-street parking stalls and driveways.

Section 6. Table 10.d of the Zoning Ordinance (Z7 District – Setbacks Accessory Structure) is to be amended to not include off-street parking stalls and driveways.

Section 7. Table 10 of the Zoning Ordinance (Z7 District) is to be amended to establish setback requirements specific to off-street parking stalls and driveways.

Existing parking requirements are more restrictive than the proposed changes. Staff recommends changing the requirement to the language as stated in the draft ordinance included in your packet.

Section 8. Table 12 of the Zoning Ordinance (Telecommunications Towers and Antennas – Height Limitations By Zoning District) is to be amended to exempt antennas mounted on municipal water towers from height restrictions.

Staff requested this change to remove the height limitation for antennas on water towers. The airport overlay district restrictions would still apply to height limits. This would remove the requirement to get a variance in order to place an antenna on a water tower over a certain height limit.

Section 9. Section 121-49.F of the Zoning Ordinance (Additional Building and Lot Regulations) is to be amended to provide greater flexibility to not require construction of sidewalks and trails on vacant existing lots of record at the time of development.

There was discussion regarding the sidewalk requirements in areas where it may not make sense to require a sidewalk. The City will be reviewing the sidewalk plan this winter. It was decided that this amendment will wait to be approved until the sidewalk plan is updated.

Section 10. Section 121-52.A.4 of the Zoning Ordinance (Parking Location Standards) is to be amended to provisions addressing off-street parking requirements within the Z6 District.

The intent in the downtown area is to encourage building from lot line to lot line; because of this flexibility is needed to count parking stalls abutting the parcel to satisfy the number required.

Section 11. Section 121-55.K.1.a of the Zoning Ordinance (Landscape Standards – alternative landscapes) is to be amended to remove references to required irrigation systems.

Language regarding irrigation requirements needs to be removed as it is not required anywhere else in the ordinance.

Fred Horne declared the Public Hearing closed. Jane Hansen moved to approve the text amendments excluding Sections 2, 3 and 9 which will be brought back to the Plan Commission at a later date, seconded by Kyle Hinrichs and carried.

Communications & Miscellaneous

Fred Horne stated that Brady's Brewhouse has closed.

MaryKay Rice moved to adjourn the meeting, seconded by Kyle Hinrichs and carried.

Meeting adjourned at 5:47 p.m.

Tanya Reigel
City Clerk