

PLAN COMMISSION MEETING  
OCTOBER 2, 2018 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, MaryKay Rice and David Tyvoll

Members Absent: Jim Zajkowski, Michelle Scanlan, and David Wilford

Others Present: Beth Thompson, Noah Wiedenfeld, Ronald Raedeke, Susan Loomis, Richard and Jonna Klucas, Jim Rusch and Tanya Batchelor

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

Mike Kastens moved to adopt the agenda as presented, seconded by David Tyvoll and carried.

MaryKay Rice moved to approve the minutes from September 4, 2018, seconded by David Tyvoll and carried.

**Public Hearing**

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

a) Application for Conditional Use Permit from Ronald Raedeke at 348-362 North Knowles Avenue to allow two principal structures on one lot. Property described as Lots 23, 24 and 25 of Assessor's Plat #1.

Beth explained that she has been working with Ron and Susan for over a year on this project. The Conditional Use Permit is needed to allow more than one principal building on one lot. The City previously secured a trail easement for this property when they approved the Certified Survey Map. The zoning district allows for multiple family housing and the comprehensive plan allows this use as well. Ron and Susan went above and beyond the requirements for the building to make it very attractive including goose neck lighting, awnings, and small decks. The buildings have garages and off-street parking. Discussion followed. Fred Horne declared the Public Hearing closed. Mike Kastens moved to approve the Conditional Use Permit for Ronald Raedeke allowing multiple principle buildings on one lot with the following conditions:

- 1) All exterior light fixtures shall have 90 degree horizontal cut-off in accordance with Section 121-51.A.1.e of the Zoning Ordinance.
- 2) The trash enclosure shall be constructed with a design and materials consistent with that of the fence shown on sheet C9, subject to approval of the Zoning Administrator.
- 3) All utility issues are subject to review and approval of the Public Works Director.
- 4) All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.

Motion was seconded by MaryKay Rice and carried.

**Extra-Territorial CSM from Richard & Jonna Klucas**

Noah Wiedenfeld explained the Certified Survey map is located in Star Prairie Township along Highway 65. The owners wish to construct an additional building and the County is requiring the lot to be divided between the uses for commercial and rural residential. This CSM is located within the Urban Reserve Area for the Boundary Agreement between the City and Township of Star Prairie. There is a requirement for a 50 foot road right-of-way. Jim Rusch explained the property owners have not owned the road right-of-way so they do not need to dedicate the additional 50 feet. Discussion followed. Mike

Kastens moved to approve the Certified Survey Map from Richard and Jonna Klucas with the following conditions:

- 1) A deed restriction shall be recorded with the proposed lot and remaining parcel prohibiting further subdivision except as allowed in accordance with the Star Prairie Cooperative plan.
- 2) The deed restriction shall state that the proposed lot and remaining parcel shall not be further subdivided without provision of local street access to existing and proposed lots; direct lot access to State Trunk Highway 65 for any new lots shall be prohibited.
- 3) The existing septic system shall be inspected by a licensed septic designer to determine that it is functioning properly and that there is adequate space within the proposed lot for a primary and secondary drainfield site.
- 4) All stormwater issues are subject to review and approval by the Public Works Director.

Motion was seconded by David Tyvoll and carried.

#### **Extra-Territorial CSM from Craig Warren**

Noah Wiedenfeld explained the location of this Certified Survey Map at 1506 127<sup>th</sup> Street in Richmond Township. The right-of-way easement needs to be 50 feet rather than 45 feet. This can be done through an easement to make sure the smaller lot is not less than two acres. The Development Review Committee recommends approval with the following conditions:

- 1) A deed restriction shall be recorded with lot 2 prohibiting access to County Road G.
- 2) The existing septic system within proposed lot 1 shall be inspected by a licensed septic designer to determine that it is functioning properly and that there is adequate space within proposed lot 2 for a septic system that includes a primary and secondary drainfield site.
- 3) All stormwater issues are subject to review and approval of the Public Works Director.

Jim Rusch asked to put the access restriction on the face of the CSM rather than record a separate document. Jim also explained that he has updated the CSM to include the drainage and utility easements. MaryKay Rice moved to approve the Certified Survey Map with the conditions listed, allowing Jim to show the access restriction on the face of the CSM as well as showing the drainage and utility easements on the map, seconded by David Tyvoll.

#### **Communications and Miscellaneous**

The November meeting will need to be changed due to the election on November 6, 2018. It was the consensus to have the November meeting on November 8, 2018 at 5:00 p.m. Noah Wiedenfeld stated there will be a ceremony on October 9, 2018 for the dedication of a Historical Marker by the mill pond recognizing John Doar.

Mike Kastens moved to adjourn the meeting, seconded by David Tyvoll and carried.

Meeting adjourned at 5:35 p.m.

Tanya Batchelor  
City Clerk