

Plan Commission
February 23, 2017

Members: O'Connor, Morrissette, Yoerg, Rhoades and Casanova

Others: Jamie Johnson, Nick Ouellette, Jim Lundberg, Sheila and Jim Lutiger, Wayne Hanson, Harriet and John Gushue, David Gray and Denny Darnold

The meeting was called to order by Chairman O'Connor at 7:00 p.m.

A motion was made by Casanova, seconded by Yoerg to approve the February 14, 2017 meeting minutes. **Motion carried.**

Final development plans, Hudson High School remodeling, addition and site improvements, 1501 Vine Street – Hudson School District. Darnold noted that there were several changes of on-site public / private utility issues that were addressed.

Superintendent Nick Ouellette reviewed the general site development plans noting that there will be changes in the two Vine Street entrances and presented an image of the Vine Street entrance including fencing. He also explained that the parking proposed at the southwest corner of the site will be raised about nine (9) feet above the elevation of the sidewalk on the north side of Vine Street. He presented illustrations showing how that area of parking may be viewed from the south side of Vine Street looking northeast. Ouellette commented that the parking in the southwest corner of the site will be the furthest from the school facility and least desirable to use. There may be times that area of the parking lot may not need to be lit. Landscaping south of the parking lot and that area will create a screen to make it more difficult to see any cars and to keep the area looking nice. Another image of the school site from Vine / Wisconsin Streets to the north showed the aerators in the storm pond and trees. He added that they may not be able to address every concern, but are trying as best they can to address the concerns of the residential neighbors that have been expressed.

Darnold reiterated that a lot of work in review of this project in recent weeks has addressed concerns of on-site public and private utilities; most particularly the city's sanitary sewer system of which part of that system is being relocated and has to be kept active during site work. Darnold commented that the city transportation consultant Glen VanWormer, city engineer Tom Syfko and he had worked with the school district and their consultants to address the traffic issues that were presented by the change in the overall site plan and relocation of the west access. Darnold reviewed Mr. Van Wormer's comments to a concern that the west driveway was being relocated.

Jim Lutiger, 624 Hickory Road expressed concern about any changes to the westerly access of the high school and that it may impact access to / from the access to Hickory Road / High Point development. He noted that Hickory Road is a private street and that it is the only access to / from the development to Vine Street. Some of the residents have concerns as to how they may be able to access Vine Street

during the peak hour traffic period. He further noted that he is encouraged about the landscaping and screening of the parking lot that he has seen.

Darnold noted that the west access will be moved approximately 73 feet west which will provide a separation of about 127 feet from the center of the west access at the high school and center of the Hickory Road access. Darnold added that he contacted the city traffic engineer and he explained that there may be some stacking of vehicles entering the school site in the morning peak hour period (about 15 minutes) that Hickory Road / High Point development will be faced with longer waits during this period.

Wayne Hanson, 606 Hickory Road noted the rendering shown is good in that it addresses concerns that the neighbors have expressed. Hanson noted that in his opinion the afternoon peak period is more of a concern than the morning traffic. He felt the traffic conditions have not been made better. Darnold responded that the traffic may not be any better than currently exists, but the congestion should only be for a period of 15 to 20 minutes.

Lutiger asked if the west high school driveway will be directly across from Hickory Road. Darnold commented that the high school access will be approximately 123 feet east of Hickory Road.

Harriet Gushue asked if the images / plans could be moved around to allow the audience to better see the drawings. Ouellette presented the images to the audience noting the location of the west access in proximity to the Hickory Road access. Darnold reminded the audience to use the lectern to voice their comments / concerns.

Ian Ball, 611 Twelve Oaks Lane asked if the west access will remain only as an exit. Darnold stated that access is proposed to be a two-way access for both entrance and exit. He commented that presently the left turns go to the Vine / Wisconsin Streets intersection and as proposed will not go to that intersection. Darnold commented that east bound traffic entering the school site will have a choice as to which access they want to use. Ouellette commented that parents that may be dropping children off will likely use the Vine / Wisconsin Streets access. Ball commented that his concern that traffic will back up as far west as Twelve Oaks Lane. Darnold responded that the traffic engineer believes that traffic will not back up that far.

It was asked by the audience to re-review the image that showed the grades, landscaping and parking lot at the southwest corner of the site. Ouellette showed that the parking will be raised and that the parking lot will then slope back (lower) as the parking lot extends to the north. He further commented evergreen shrubs will be used at the edge of the parking lot and that the landscape and lawn areas will

be irrigated to keep the landscaping looking nice. These mitigation measures hopefully will address the concerns of the residents on the south side of Vine Street.

Ball questioned how much of the berm will be cleared in the southwest corner of the school property. Ouellette commented a berm does exist; but the parking lot will be raised, and the ground elevation will be raised and extended to the east at a height of where the berm now exists. Ouellette emphasized that the quality of vegetation that will be planted will be much better than what now exists. There are several ash trees that may be susceptible to disease and lost at any time and some of the growth is secondary / scrub trees, with over 400 trees planted over the entire site with a lot of the landscaping to be installed the fall of 2017.

Yoerg commented that the parking lots will also include trees within some of the islands to help breakup the large areas of asphalt parking area. Ouellette commented that the stormwater system is designed to hold and release stormwater at a controlled rate and the ponds will also be designed to filter / clean before leaving the site. The goal of the school district is for the high school to be better neighbors than they presently are because they can better control stormwater and light considerations.

Darnold asked if they could provide a brief description of the parking lot lighting proposed. Ouellette explained that the poles / fixtures will be 25 feet in height; will use LED technology; will be programmable; and the lighting will be at 0.1 foot candles at the property lines. So at the southwest corner of the parking lot there may be times that area is programmed so the lights will not be on, Ouellette explained. He added that it is not in the best interest of the school district to have the lights on any more than is necessary.

Darnold recommended approval of the final development plans with amendments per the memorandums of February 20 and 24 and including provision for surety to address public facility improvements. Darnold stipulated if the approval is recommended tonight that the recommendation will be considered next Monday (February 27). If approved by the Common Council on the 27th, some site work may begin as soon as early March.

Yoerg asked if the plans will need to be amended before the Council is asked to approve the development plans. Darnold stated no, that the recommendation to the Council will include the conditions that the final development plans are to be amended per the stated memorandums.

A motion was made by Yoerg, seconded by Casanova to recommend approval of final development plans for the Hudson High School, 1501 Vine Street as proposed by the Hudson School District with the condition that the plans are amended per the staff / developer memos of February 20 and 22 and that a surety be provided for payment of public facility construction and modifications, restoration of disturbed areas and cost of city inspections. **Motion carried.**

Other business for discussion only or placement on future agenda. Darnold commented the plan commission meetings in March are tentatively scheduled for Tuesday, March 14 and 28, 7:00 p.m.

A motion was made by Morrissette, seconded b Yoerg to adjourn. **Motion carried.** 7:30 p.m.

Respectfully submitted,
Dennis Darnold, Secretary