

Plan Commission

March 14, 2017

Members present: O'Connor, Yoerg, Potter, Rhoades and Casanova

Others present: Tim Mauseth, Russ Kiviniemi, Karen Neset, David Estreen, Dennis Kroll 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 23, 2017 meeting minutes. **Motion carried.**

Certified survey map (CSM), two industrial lots, two outlots and the extension of Jack Breault Drive, southeast of STH 35 and south of Hanley Road – Northern States Power Wisconsin / Xcel Energy.

Darnold reviewed the location being located immediately south of the proposed Xcel Energy Service Center with two development lots, two outlots for the purpose of sign locations and the extension of Jack Breault Drive from the St. Croix Business Park South. Darnold commented that he is recommending approval of the proposed CSM, but does not recommend approval of the inclusion of the two outlots; that the approval would be conditioned on the city staff approval of street and utility extensions plans; and that if the CSM is proposed to be recorded prior to the completion and acceptance of the street and utility improvements and restoration of the right of way within the St. Croix Business Park South that a surety be provided to the city for 120% of the estimated costs of the street and utility improvements, removal of the temporary cul-de-sac and restoration of right of way, and city inspections. Darnold further commented the outlots are intended to allow off-premise signage which is not permitted by the sign regulations.

Russ Kiviniemi commented that Xcel Energy is agreeable to removing the outlots, but asked that the city consider working with the two businesses for a variance or amendment to the sign code.

Darnold commented that he did not believe a variance could meet the hardship provision for consideration by the Board of Appeals. He added that the city could consider allowing a master sign for a development with multiple lots to be allowed in the industrial districts as is currently allowed in the commercial districts.

A motion was made by Yoerg, seconded by Casanova to approve and recommend approval of the proposed certified survey map (CSM) to create two (2) industrial lots located east of STH 35 and south of Hanley Road with the following conditions:

- The two outlots be removed from the CSM
- Approval of plans for street and utility improvements by city staff

- Recording of the CSM prior to construction of the street and utilities and acceptance by the city will require a surety to be provided to the city of 120% of the estimated costs of the street and utility extensions, removal of temporary cul-de-sac, restoration of right of way, and city inspections.

Motion carried.

Amendment to Zoning Code, Chapter 255 creating a new central business district classification (B-4, Central Business District) – Community Development Director. Darnold reviewed his recommendations in regard to sections of the zoning code that need to be amended to create a new central business district classification, B-4, Central Business District including a general district description, permitted uses, dimensional standards and off-street parking. Darnold commented that he had been forwarded comments from Karen Neset, 711 Third Street with suggestions to incorporate into the zoning code. Darnold added that those comments requested that use be limited to office uses only; that business hours would be limited to week days only; and that no on-street parking would be permitted on Third Street. Darnold opined that he does not recommend the restrictions as suggested by Neset. Darnold commented that he had listed many of the land uses permitted in the B-3, Central Business District as not permitted because of traffic or noise concerns.

Neset asked the plan commission members if they would be alright with allowing commercial uses in close proximity to the existing residential properties and that traffic would have to flow through an existing alleyway. She noted that office use should only be permitted, and she reiterated her suggestion that there be no retail or weekend business. Neset also expressed concern of lighting and signage that may be permitted if this zoning district is created.

Yoerg noted that the city must respect the general context of the transition of use from the central business district to the nearby residential districts; be respectful of the existing residential neighborhoods; and that retail uses may not be as interested in getting into these areas as office or residential uses may be.

Potter asked what impact a new district and enlargement of the central business district may have on the core downtown commercial businesses. Casanova commented that he did not think that there will be a negative impact on the central business district as it exists and that the downtown will expand through a demand in the commercial market.

Neset reminded the plan commission that some areas that a B-4 District may be allowed only have alleyway access and would not be in a similar situation as a property that has direct access from a public street.

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Darnold asked if the plan commission wanted to consider acting on the proposed amendment or take more time to consider. A motion was made by Yoerg, seconded by Potter to postpone action on the proposed B-4, Central Business District amendment. **Motion carried.**

Casanova asked if Darnold could provide a map of where the B-4, Central Business District may be designated.

Other business for information only or placement on future agendas. Darnold advised the plan commission that the next plan commission meeting is scheduled for Tuesday, March 28.

A motion was made by Yoerg, seconded by Rhoades to adjourn. **Motion carried.** 7:21 p.m.

Respectfully submitted,
Dennis D. Darnold, Secretary