

**Plan Commission**  
**September 29, 2016**

**Members present:** O'Connor, Morrisette, Yoerg, Rhoades and Casanova

**Others present:** David Robson, Dan Burnam and Denny Darnold

The meeting was called to order by Chairman O'Connor at 7:30 a.m.

A motion was made by Casanova, seconded by Rhoades to approve the September 13, 2016 meeting minutes. **Motion carried.**

**Final development plans, 8,487 sq. ft. multi-tenant commercial building, Lot 7-Hudson Center, 2161 through 2181 Badger Drive – Hudson Center Holdings, LLC.** Darnold reviewed the general location of the proposed development being on the north side of Badger Drive in the Hudson Center commercial development. There are only a few minor issues particularly addressing the patio area proposed on the north or proposed Panera Bread restaurant tenant space. Since the patio is located adjacent to the drive-thru lane, staff suggested a physical separation for safety and that if a retaining wall may be considered that drainage is addressed.

Dan Burnam, project architect reviewed access, drive-thru lane(s), tenant spaces and architecture / building elevations. Burnam noted the building will be similar in architecture to the two multi-tenant buildings owned by Hudson Center Holdings located between Badger Drive and Crest View Drive.

Darnold recommended approval of the proposed development plans with the condition that revised patio plan be submitted for city staff review with the plan submittal for the Panera Bread unit build-out. Darnold explained that there will be separate permits issued for the general building construction and the tenant build-outs.

Yoerg asked if the roadway for access to this development will be a private street. Darnold responded yes.

A motion was made by Yoerg, seconded by Casanova that the plan commission recommends approval of the final development plans for the Lot 7 – Hudson Center commercial development as proposed by Hudson Center Holdings, LLC with the revised patio plans to be submitted for city staff approval with the plan submittal for the Panera Bread unit build-out. **Motion carried.**

**Other business for discussion purposes only or placement on future agendas.** Darnold noted the next meeting is scheduled for Tuesday, October 25, 7:00 p.m.

A motion was made by Yoerg, seconded by Rhoades to adjourn. **Motion carried.** 7:39 a.m.

Respectfully submitted, Dennis Darnold, Secretary