

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON

Tuesday, January 9, 2018

PRESENT. Mayor Rich O'Connor, Pat Casanova, Mary Claire Potter, Frank Rhoades, Fred Yoerg

ABSENT. Randy Morrisette, Kurt TeWinkel

OTHERS PRESENT. Jill Sterling, Kelly Hale, Suzanne Sotelo, Brian Hinz, Stephen Linn, Matt Frisbie, Dan Burnam, Alan Catchpool, David Schofield, Andy Kron, Mike Johnson, Emily Sorenson, and others present.

1. The plan commission meeting was called to order by Mayor Rich O'Connor at 7:00 p.m.
2. Discussion and possible action on December 5, 2017 meeting minutes. Motion by Rhoades, seconded by Yoerg to approve the minutes of the December 5, 2017 Plan Commission meeting. All ayes (4). Motion Carried.
3. UNFINISHED BUSINESS. None
4. NEW BUSINESS
 - A. Application for Certificate of Compliance – 1231 Industrial Street, Suzanne and Pablo Sotelo. Motion by Yoerg, seconded by Potter to approve Suzanne and Pablo Sotelo's application for certificate of compliance for Gallery 77 to be located at 1231 Industrial Street with the following condition(s):
 - That the applicant adheres to all state, federal and local permitting requirements.
 - That the certificate of compliance issued to Gallery 77 only and is not transferrable.
 - That the Common Council may review the certificate of compliance, at any time, in the event that the use substantially changes or intensifies.

All ayes (4). Motion Carried.

- B. Discussion and Possible Action on Concept Development Plans for New Office Building – 76 Coulee Road, Elliot Architects. Brian Hinz with Elliot Architects presented the proposed new office building. Motion by Casanova, seconded by Rhoades to approve the New Office Building concept development plans submitted by Elliot Architects as proposed with the following condition(s):
 - That the site improvements adhere to the approved development and construction processes within the city.
 - That all staff comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.

All ayes (4). Motion Carried.

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON

Tuesday, January 9, 2018

- C. Discussion and Possible Action on Concept Development Plans for Tumble Fresh – 2201 Badger Drive, Linn Investment Properties LLC. Stephen Linn with Linn Investment Properties, LLC presented the concept development plans for Tumble Fresh. Discussion was held. Motion by Yoerg, seconded by Casanova to approve the Tumble Fresh concept development plans as proposed with the following condition(s):
- That the site improvements adhere to the approved development and construction processes within the city.
 - That all staff comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
 - That the applicant certifies the proposed development is in conformance with the Hudson Center commercial condominium documents.

All ayes (4). Motion Carried.

- D. Discussion and Possible Action on certified survey map (CSM) for Monarch Ventures LLC – 721 First Street and 811 First Street. Matt Frisbie with Ayers Associates presented the certified survey map (CSM) and concept development plans for a mixed use building including underground parking, office space, and residential condominium units. Discussion was held. Motion by Yoerg, seconded by Potter to approve the certified survey map (CSM) as presented with the following condition(s):
- That the CSM be amended to modify the northern easement to be illustrated and shown as “Parking and Public Trail Easement.”

All ayes (4). Motion Carried.

- E. Discussion and Possible Action on recommending the Common Council set a public hearing date for comprehensive plan amendment and rezoning request from Monarch Ventures LLC – 721 First Street and 811 First Street. Motion by Potter, seconded by Casanova to recommend that the Common Council set a public hearing date of February 26, 2018.

All ayes (4). Motion Carried.

- F. Discussion and Possible Action on Concept Development Plans for Flaz LLC – 721 First Street, Monarch Ventures, LLC. Chairman O’Connor asked for audience comments. Jill Sterling and resident Kelly Hale asked if structure height will impact resident views and inquired about glass restrictions in the riverway. David Schofield, MSA, clarified riverway ordinance NR 118 requirements. Further discussion was held. Motion by Casanova, seconded by Rhoades to approve the concept development plans for Flaz, LLC as proposed with the following condition(s):
- That the applicant adheres to all state, local and federal development approval and permitting requirements.

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON

Tuesday, January 9, 2018

- That the applicant satisfactorily addresses all items noted in the development review memo from MSA dated January 2, 2018 prior to final development plan consideration by the Plan Commission and Council.
- That the applicant satisfactorily addresses all staff comments prior to final development plan consideration by the Plan Commission and Common Council.

All ayes (4). Motion Carried.

G. Discussion and Possible Action on amendment to Municipal Code, Chapter 255, Zoning, § 255-17.8 to assign the Plan Commission as the review authority in the Downtown Overlay District. Motion by Casanova, seconded by Potter to recommend the Common Council set a public hearing date of February 26, 2018 for the amendment to Municipal Code, Chapter 255, Zoning, 255-17.8 to assign the Plan Commission as the review authority in the Downtown Overlay District. All ayes (4). Motion Carried.

H. Discussion and Possible Action on amendment to Municipal Code, Chapter 202, Signs, § 202-7 for the purpose of garage/yard sale signage and other temporary signage. Johnson asked the Plan Commission members to review a packet pertaining to temporary sign codes. Potter requested the topic be re-visited after the January 23, 2018 meeting date which she is unable to attend.

5. COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS. None.

6. ADJOURNMENT. Motion by Yoerg, seconded by Casanova to adjourn at 7:40 p.m. All ayes (4). Motion Carried.

Respectfully submitted,
Emily Sorenson, Community Development Clerk