

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, April 24, 2018

The Plan Commission meeting was called to order by Acting-Chairman Morrissette at 7:00 p.m.

PRESENT. Pat Casanova, Randy Morrissette, Mary Claire Potter, Frank Rhoades, and Fred Yoerg.

ABSENT. Rich O'Connor and Kurt TeWinkel.

OTHERS PRESENT. Hans Friese, Dennis Kroll, Roger Humphrey, Art Doyle, Mike Leshner, Tyler Westfield, Brian Hinz, Emily Sorenson, Mike Johnson, and others present.

Discussion and possible action on March 27, 2018 meeting minutes. Motion by Rhoades, seconded by Yoerg to approve the minutes of the March 27, 2018 Plan Commission meeting. All ayes (5). Motion Carried.

NEW BUSINESS.

Public Hearing on an application for a conditional use permit (CUP) for 708 Offices – 708 Second Street, Friese Properties LLC. The hearing was called to order. Art Doyle owner of 607 Second Street and Mike Leshner owner of 700 Second Street both stated that they were in attendance to learn more about the proposed development project. Sorenson acknowledged the letter received from Karen Neset and David Estreen, residents of 727 Third Street. Morrissette asked for any further comments. Motion by Yoerg, seconded by Casanova to close the public hearing. All ayes (5). Motion Carried.

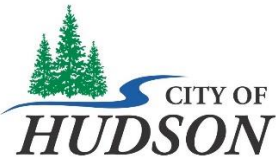
Discussion and Possible Action on an application for a conditional use permit (CUP) for 708 Offices – 708 Second Street, Friese Properties LLC. Dennis Kroll, Kroll & Associates Architecture LLC, and Roger Humphrey, Stantec, reviewed the final development plans for 708 Offices. Discussion was held regarding traffic generation, parking needs, and other conditional use permit criteria. Motion by Yoerg, seconded by Casanova to approve a conditional use permit (CUP) submitted by Friese Properties LLC for a mixed-use building at 708 Second Street with the following conditions:

- That no vehicle traffic associated with the applicant's business utilize the alleyway north of the subject property.
- That on-street parking to be limited to the west side of Third Street abutting the Friese Properties, LLC property.
- That the conditional use permit be reviewed annually by the Plan Commission after initial approval by the Common Council.

All Ayes (5). Motion Carried.

Discussion and Possible Action final development plans and downtown overlay district design review for 708 Offices – 708 Second Street, Friese Properties LLC. Johnson reviewed the SEH Engineer Memorandum dated April 18, 2018. Motion by Casanova, seconded by Yoerg to approve the final development plans for 708 Offices at 708 Second Street submitted by Friese Properties LLC with the following conditions:

- That a Conditional Use Permit be approved by Common Council pursuant to the B-4 Downtown Business District regulations.



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- That a site lighting plan be submitted and approved by staff prior to the issuance of a building permit.
- That the rooftop shall not be open for common or patio use. Access to the roof shall only be used in the event of an emergency and for general building maintenance purposes.
- That all business-related traffic shall not use the alleyway north of the subject property for ingress or egress. Signage indicating this shall be provided by the applicant in a location approved by City Staff.
- That the northernmost parking stall located on the east side of the property be adjusted and/or reconfigured to be at least five (5) feet from the northern property line.
- That the parking stalls in the building be shown and installed per the dimensional requirements of 9 feet in width by 20 feet in length.
- That a permanent bumper curb be provided for as per code no less than five (5) feet from the side property line and plans shall include curb and gutter details.
- That all items identified in the City Engineer memorandum dated April 18, 2018 be satisfactorily addressed prior to final approval by Common Council.
- That additional detail is provided and approved by the City Engineer for the proposed retaining walls. At a minimum, the submittal shall be as provided for in the City Engineer memorandum dated April 18, 2018.
- That temporary construction easements be reviewed, approved and recorded prior to the issuance of a building permit. At a minimum, this shall pertain to the public alleyway and retaining walls which are impacted as part of construction.
- That a shared parking easement with the Friese Properties, LLC property to the south be reviewed, approved and recorded prior to the issuance of a building permit.

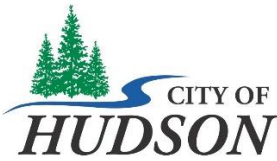
All Ayes (5). Motion Carried.

Discussion and Possible Action on concept development plans for Neo Electrical Facility – 2180 Jack Breault Drive, Neo Electrical Solutions. Tyler Westfield from Elliot Architects reviewed the concept development plans for the approximately 13,800 square foot facility including both office and warehouse space. Motion by Casanova, seconded by Rhoades to approve the Neo Electrical Facility concept development plans as proposed with the following condition(s):

- That the site improvements adhere to the approved development and construction process 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 (5). Motion carried.

Discussion and Possible Action on an application for a zoning map amendment from R-1, One-Family Residential to B-2, General Business at 690 Darnold Drive – Hudson GNG LLC. Motion by Yoerg, seconded by Casanova to approve a zoning map amendment from R-1, One-Family Residential to B-2, General Business at 690 Darnold Drive. All Ayes (5). Motion Carried.



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Discussion and Possible Action on an application for a zoning map amendment from R-1, One-Family Residential to B-2, General Business at 674 Darnold Drive, 685 Darnold Drive, and St. Croix Tax Parcel 236-2038-00-040 (Outlot 2) – SSHD Inc. Motion by Casanova, seconded by Rhoades to approve a zoning map amendment from R-1, One-Family Residential to B-2, General Business at 674 Darnold Drive, 685 Darnold Drive, and St. Croix Tax Parcel 236-2038-00-040 (Outlot 2). All Ayes (5). Motion Carried.

Discussion and Possible Action on an application for a zoning map amendment from PUB, Public to R-2, Two-Family Residential and comprehensive plan amendment from Public to Single and Two Family Residential at 815 Fifth Street – City of Hudson. Motion by Casanova, seconded by Yoerg to approve a zoning map amendment from PUB, Public to R-2, Two-Family Residential and comprehensive plan amendment from Public to Single and Two Family Residential at 815 Fifth Street. All Ayes (5). Motion Carried.

UNFINISHED BUSINESS.

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. Potter requested to postpone discussion on an amendment to Municipal Code, Chapter 202, Signs, §202-7.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Johnson stated that the St. Croix Meadows dog track demolition started, and multiple rezoning applications have been filed with the Community Development Department. Johnson also acknowledged the contributions by Alderperson John Hoggatt to the City of Hudson.

ADJOURNMENT.

Motion by Yoerg, seconded by Casanova to adjourn at 8:12 p.m. All ayes (5). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary