

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, June 5, 2018

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

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter, Frank Rhoades, Kurt TeWinkel, and Fred Yoerg

ABSENT.

OTHERS PRESENT. Tom Nielsen, Mary Martin, Patti Nault, Amy Rastetter, Michael Stone, Rob Howard, Randy Horning, Angela Popenhagen, Jeff Redmon, Emily Sorenson, Mike Johnson, and others present.

Discussion and possible action on May 22, 2018 meeting minutes. Motion by Potter, seconded by Rhoades to approve the minutes of the May 22, 2018 Plan Commission meeting. All ayes (7). Motion Carried.

NEW BUSINESS.

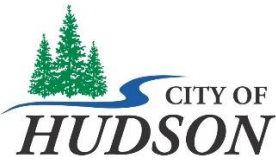
Public Hearing on a conditional use permit (CUP) application for a drive-in business at 2211 Badger Drive – Hudson Chicken, LLC. Chairman O'Connor opened the hearing for public comment. No comments were made. Motion by Potter, seconded by Yoerg to close the public hearing. All ayes (7). Motion Carried.

Discussion and Possible Action on a conditional use permit (CUP) application for a drive-in business at 2211 Badger Drive – Hudson Chicken, LLC. Motion by Morrisette, seconded by Yoerg to approve the conditional use permit (CUP) for Hudson Chicken, LLC to operate a drive-in business at 2211 Badger Drive. All Ayes (7). Motion Carried.

Discussion and Possible Action on final development plans for Popeyes Restaurant at 2211 Badger Drive – Hudson Chicken, LLC. Motion by Yoerg, seconded by Rhoades to approve the final development plans for Popeyes Restaurant proposed to be located at 2211 Badger Drive as proposed with the following condition(s):

- That a Conditional Use Permit be approved by Common Council pursuant to §255-42 Drive-in business regulations.
- 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 Common Council.
- That all items identified in the City Engineering memorandum dated May 29, 2018 be satisfactorily addressed prior to final approval by Common Council.
- That the applicant certifies the proposed development is in conformance with the Hudson Center commercial condominium documents.

All Ayes (7). Motion Carried.



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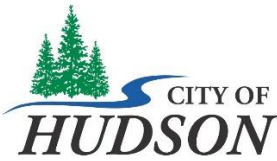
Discussion and Possible Action on recommendation to Council regarding temporary zoning for those lands included in the Kami Holdings LLC/Atwood Revocable Trust petition for direct annexation by unanimous approval, parcels 020-1085-30-000 and 020-1085-20-000. Johnson noted that the recommendation of a temporary zoning designation to the Common Council does not recommend the approval or disapproval of the annexation. He stated that the AR, Agriculture Residential zoning district is the closest zoning designation to the current zoning in the Town of Hudson. Tom Nielsen inquired upon the traffic control at the intersection of Carmichael Road and Vine Street. Johnson noted that the annexation petition is undergoing a capital cost and budget study that includes infrastructure costs. Motion by Morrissette, seconded by Yoerg to recommend to the Common Council the temporary zoning of AR, Agricultural Residential for those lands included in the Kami Holdings LLC/Atwood Revocable Trust petition for annexation, parcels 020-1085-30-000 and 020-1085-20-000. All Ayes (7). Motion Carried.

Discussion and Possible Action on recommendation to Council regarding temporary zoning for those lands included in the LandDevCo of Hudson LLC/Lee petition for direct annexation by unanimous approval, parcels 040-1025-70-000 and 040-1026-30-000. Johnson noted that staff recommends the temporary zoning of the properties to AR, Agricultural Residential, and the western parcel be temporarily zoned within the St. Croix River Wild and Scenic Riverway. Discussion was held regarding the development density and the status of the capacity of the sewer plant and collection system. Public comments were received regarding increased traffic, property ingress and egress, and safety concerns for the pedestrians that currently use River Ridge Road. Public comments also included concerns over the density of the housing in the scenic riverway and the maintenance of a buffer between the YMCA property and the potentially annexed property. Motion by Yoerg, seconded by Casanova to recommend to the Common Council the temporary zoning of AR, Agricultural Residential, for those lands included in the LandDevCo of Hudson LLC/Lee petition for annexation, parcels 020-1085-30-000 and 020-1085-20-000 and the temporary zoning of parcel 040-1026-30-000 within the City of Hudson St. Croix River Wild and Scenic Riverway and Shoreland Protection Overlay District. Motion Carried 6-1 (Potter opposed).

Discussion and Possible Action on final development plans for MPSC World Headquarters at 2701 Harvey Street – MPSC Inc. Motion by Casanova, seconded by TeWinkel to approve the final development plans for MPSC World Headquarters proposed to be located at 2701 Harvey Street as proposed with the following condition(s):

- That the applicant certifies the proposed development is in conformance with the Hudson Center commercial condominium documents.
- 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 Common Council.
- That all items identified in the City Engineering memorandum dated May 29, 2018 be satisfactorily addressed prior to final approval by Common Council.

All Ayes (7). Motion Carried.



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Discussion and Possible Action on a zoning map amendment from R-1, One-Family Residential to RM-1, Multiple Family and a comprehensive plan amendment from One and Two Family Residential to Medium Density Residential at tax parcel 236-1293-02-025 – Lois Cornwall Trust. The applicant was unable to attend and requested that the recommendation to the Common Council be made at the June 19, 2018 Plan Commission meeting. No action was taken.

UNFINISHED BUSINESS.

Discussion and Possible Action on a certified survey map (CSM) at Annabelle Way submitted by Hanson Bros. XII, LLC. Motion by Casanova, seconded by Yoerg to request a legal examination by the City Attorney on the current zoning and any zoning implications of tax parcel 236-2001-02-005. All Ayes (7). Motion Carried.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

None.

ADJOURNMENT.

Motion by Casanova, seconded by Rhoades to adjourn at 8:26 p.m. All ayes (7). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary