

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

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

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

ABSENT. Kurt TeWinkel and Pat Casanova

OTHERS PRESENT. Klint Klaas, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

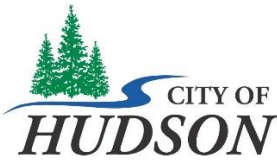
Discussion and possible action on July 10, 2018 meeting minutes. Motion by Potter, seconded by Rhoades to approve the minutes of the July 10, 2018 Plan Commission meeting. All ayes (5). Motion Carried.

NEW BUSINESS.

Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from AR, Agricultural Residential to RM-1, Multiple Family Residential for a 13.57 acre M/L portion of St. Croix County Tax Parcel 040-1025-70-000 – LandDevCo of Hudson, LLC. Johnson stated that the applicant had amended their original application to request zoning of RM-1, Multiple Family Residential, for the 13.57 acre m/l portion of the property. Johnson continued to state that the proposed public hearing date of September 4, 2018 would bring all of the rezoning and comprehensive plan amendment requests for the property to the Common Council for consideration at the same time. Discussion was held regarding proposed zoning density. Motion by Yoerg, seconded by Rhoades to recommend the Common Council set public hearing date of September 4, 2018. All Ayes (5). Motion Carried.

Discussion and Possible Action on concept and final development plans for St. Croix Meadows Redevelopment – Stadium – St. Croix Stadium Holdings, LLC. Johnson stated that in July 2017 Council approved a final development plans for phase 1 which included the stadium component. Johnson continued to explain that since over one year has passed since approval, renewed approval of the overall plan is required. Johnson continued to state that the location and concept of the baseball stadium component remained the same. Klint Klaas with St. Croix Stadium Holdings LLC made himself available for questions or comments on the stadium plans. Discussion was held regarding stadium capacity, grading, and water ponding. Motion by Morrisette, seconded by Yoerg to approve the concept and final development plans for the amended St. Croix Meadows Redevelopment Phase 1 Stadium with the following conditions:

- The Common Council reviews and approves changes to the ownership group.
- The Common Council approve a development agreement along with the development experience and financial capability.
- The Common Council reviews and approves changes to the plan schedule including estimated dates for the commencement and completion.
- The Community Development Director, City Engineer, Director of Public Works and Parks, Fire Chief, Chief of Police, and Building Inspector shall review and approve these revisions to the Final Development Plan.



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- Application to create a legal lot of record be submitted for approval in compliance with City Code Section 254.

All Ayes (5). Motion Carried.

UNFINISHED BUSINESS.

Discussion and Possible Action on a zoning map amendment from PCD-1, Planned Commercial District to PUB, Public and comprehensive plan amendment from General Commercial to Public at 2001 Ward Avenue – City of Hudson. Discussion was held regarding the suitability of the site for a future fire station and the where the St. Croix EMS would be located. Motion by Yoerg, seconded by Rhoades to recommend approval to the Common Council of the zoning map amendment and comprehensive plan map amendment at 2001 Ward Avenue. All Ayes (5). Motion Carried.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Next meeting dates are Wednesday, August 8, 2018 at 7:00 p.m. and Monday, August 20 at 4:00 p.m. Johnson requested a third meeting in August to hold discussions on the rezoning and comprehensive plan amendment requests for the properties at St. Croix Tax parcels 040-1026-30-000 and 040-1025-70-000.

Chairman O'Connor noted that the Joint Review Board approved Tax Incremental District 6 at their meeting earlier on July 24, 2018.

A review of the proposed application and approval process for the requested rezoning at St. Croix Tax parcels 040-1026-30-000 and 040-1025-70-000 was held.

ADJOURNMENT.

Motion by Potter, seconded by Yoerg to adjourn at 7:20 p.m. All ayes (5). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary