

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Wednesday, August 8, 2018

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

PRESENT. Rich O'Connor, Mary Claire Potter (arrived at 7:02 p.m.), Frank Rhoades, Kurt TeWinkel and Fred Yoerg

ABSENT. Randy Morrissette and Pat Casanova

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

Discussion and possible action on July 24, 2018 meeting minutes. Motion by Yoerg, seconded by Rhoades to approve the minutes of the July 24, 2018 Plan Commission meeting. All ayes (4). Motion Carried.

NEW BUSINESS.

Discussion and Possible Action on a certified survey map (CSM) at 2239/2241 Namekagon Street submitted by Preferred Builders Inc. Johnson stated that a twinhome has recently been constructed on the site. Johnson also noted that a proposed condition of approval was that a maintenance agreement for the shared sewer be approved by City staff. Yoerg stated that an additional condition of approval be that the shared sewer be noted on the deed.

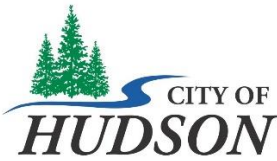
Commission member Potter arrived at 7:02 p.m.

Motion by Yoerg, seconded by TeWinkel to approve the 2239/2241 Namekagon Street certified survey map with the following condition(s):

- That a signature line for the Mayor of the City of Hudson be added.
- That a maintenance agreement between owners defining financial responsibilities in the event there is a problem with the shared sewer be reviewed and approved by Staff.
- That an illustration and general description of the shared sewer service be recorded with the CSM.

Potter abstained. All Ayes (4). Motion Carried.

Discussion and Possible Action on a certified survey map (CSM) and access and utility easements for St. Croix Meadows Redevelopment – St. Croix Meadows LLC. Todd Hubmer with WSB & Associates, Inc. presented the proposed four lot subdivision. Yoerg inquired upon Carmichael Road access. Johnson stated that the certified survey map provides for the subdivision of the land and road access will be addressed when the amended preliminary master plan is reviewed at the upcoming meeting. Discussion was held regarding where ponding will be located at the site. Additionally, Johnson stated that the City will need to release all its easements that it currently has interest in on the property, then approval and record new easements for storm water, sanitary sewer, and water. Motion by Yoerg, seconded by Rhoades to approve the certified survey map and access and utility easements for the St. Croix Meadows Redevelopment with the following condition(s):



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- That the City Clerk signature line be updated and the County Treasurer signature line be removed.
- That language be added to proposed easements stating private infrastructure installation, repair, and maintenance is the responsibility of the developer and to give the City of Hudson the right but not the obligation to perform maintenance if necessary, and buildings are prohibited within the drainage easement.
- That the proposed drainage easements be shown on the two CSMs.

All Ayes (5). Motion Carried.

UNFINISHED BUSINESS.

Discussion and Possible Action on an amendment to municipal Code, Chapter 255, Zoning, §255-48 (H) and §255-57 (E) to reduce the number of required parking stalls per multi-family unit and to allow for parking in the front setback. Johnson noted that current municipal code requires three stalls per multi-family unit and no parking in the front yard setback which is a barrier for multi-family developments. Johnson also stated that many surrounding cities of comparable size require less than three stalls per unit. Johnson presented an alternative to the proposed two spaces per unit. The alternative to consider was to require two parking stalls for both one bedroom and two bedroom apartments and then require an additional stall for each additional bedroom above two. Discussion was held regarding the alternative option. Motion by Rhoades, seconded by Yoerg to recommend approval to the Common Council of the proposed municipal code amendment to require two spaces for each 1 bedroom and 2 bedroom unit plus one additional space for each bedroom thereafter in multi-family units and to allow for parking in the front setback. All Ayes (5). Motion Carried.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Next meeting date is Monday, August 20, 2018 at 4:00 p.m.

ADJOURNMENT.

Motion by Potter, seconded by TeWinkel to adjourn at 7:15 p.m. All ayes (5). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary