

Planning Commission

Special Meeting Minutes

Thursday, June 20, 2013
7:00 p.m., Council Chambers



1. Call to Order by Paull at 7:00 p.m.

2. Roll Call

Present: Frost, Heinig, Miles, Smith, Soukup, Wall, Paull
Absent: None

3. Approval of Agenda

Motion by Miles, second by Heinig to approve the agenda as presented.
All in favor. Motion carried.

4. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

5. New Business

SITE PLAN REVIEW

A request for site plan approval for improvements to the property known as Central Lofts, 500 Erie Street.

At Paull's request Anderson introduced the request, noting that this is a limited request. The applicant has changed the number of units and certain other items from the original site plan were deleted. Examples include eliminating the building closest to Superior Street and the building near the rear of the property from this review. Anderson noted that there are a few issues which the engineer needs to address, so recommended that any approval be made contingent on the engineer signing off on those items.

Anderson updated the board regarding a question from a concerned citizen on who the applicant is. This question arose due to different names surfacing during the course of the application process. Anderson explained that the engineer checked into that and the attorney for Central Lofts sent clarification. Anderson noted that while the deeds were signed in February, they were just recorded a few weeks ago.

Paull asked if there was someone present representing the applicant to explain some of the changes.

Pete Buurstra, Land and Resource Engineer, on behalf of Erie Street Properties LLC: stated that the previously approved site plan is very close to what is being proposed. He confirmed that at present nothing will be done with the smaller building to the south or the building fronting Broadway, which eliminated any kind of grass-paver parking included in the original submittal. The main building and parking lot is the present focus. Buurstra stated that the city Engineering Department had some comments which have been addressed and Buurstra submitted that information to the engineer but has not heard back. Buurstra stated that he and his client have no problem with conditional approval based on his comments. Asked for questions from the board.

Paull asked about the stop work orders that were issued, "Were they related to anything being looked at tonight?" Buurstra noted that he understands that the stop work order was regarding a retaining wall and centered on a miscommunication between the owner and the city. Anderson clarified that the Building Official had an issue with part of the building being taken down. The owner said that it was an extraneous wall but the stop work order was issued and the owner did stop working so "we are fine at this point."

Anderson pointed out the additional information provided to each commissioner on the specific lighting style. That information was just received so was not included in the packet. Buurstra said the planned lighting are full-cut-off and mimic the current lighting in style. Smith asked if the parking there is adequate for the planned units. Buurstra stated that there was. Anderson said once this is completed, there will be more than enough for the units that will be completed with this approval.

Anderson said when anything is proposed for the other two buildings, the owner will need to return to the planning commission and any additional parking necessitated by future uses would be determined at that time.

Soukup asked if this project complies with the overlay the commission has been discussing to which Anderson responded that while the overlay is not yet in effect, nothing is happening to the front of that building on Broadway that will conflict; the building is well set back, nicely landscaped and the signage is relatively modest.

Motion from Wall to approve the site plan contingent on the approval of the city engineer and that no activity beyond what is specifically approved by this site plan is undertaken.
Second by Miles.

All in favor. Carried.

6. Commissioner Comments

Anderson informed the board that there is nothing for the July agenda, which would have been the 11th due to the holiday. Anderson noted, "While we talked about having the open house for the overlay zone on that date, I realized that is the day after I get back from vacation and I would prefer to be available for questions and comments leading up to the meeting." Anderson suggesting moving the open house to July 25 and requested that commissioners check their calendars and let her know if that date works for them.

Anderson noted that she will be notifying property owners and suggested a time frame of 5:30 p.m. to 6:30 or 7:00 p.m. Anderson explained that she did not plan a presentation but would have some boards set up and commissioners could help answer questions. Paull noted that previous commission members, who worked on this overlay, will also be invited.

Paull recognized Larry Hollenbeck, representative of the partners who bought Central Lofts. Hollenbeck stated he is pleased to finish this facility, noting that it will be a great monument for the city once it is cleaned up and landscaping completed. "When we get done we believe it will be an icon," according to Hollenbeck.

7. Adjourn

Motion by Heinig, second by Smith to adjourn at 7:14 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary