

# Community Development Department

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## MINUTES PLAN COMMISSION FEBRUARY 7, 2023 CITY COUNCIL CHAMBERS

**Members Present:** Patricia LaRue, Chris Holtkamp, Mike Woolsey, Lisa Moody, Dan Toland, Diane Odeen

**Members Absent:** Rebecca Prendergast (excused)

**Staff Present:** Emily Shively, Sterling Hackney, Sam Burns

**Others Present:** Matt Hieb, ACA Engineer; Sean Bohan; Trevor Bohland, Capital Investment Partners; Nick Binder, Eau Claire Realty

### CALL TO ORDER

Meeting convened at 6:30 p.m.

### APPROVAL OF MINUTES

M/Odeen, S/Moody to approve minutes. Motion carried 6/0.

### PUBLIC COMMENTS

None.

### ORDINANCES AND RESOLUTIONS

#### **PUBLIC HEARING: Special Use Permit for a Personal Storage Facility (Mini-Warehouse) on Old Chapman Drive at Chapman Drive (Capital Investment Partners)**

Mayor Toland opened the Public Hearing.

No public comments.

Mayor Toland closed the public hearing.

Planner Burns gave a presentation and noted that the first item on the agenda is an application for a Special Use Permit for a personal storage facility. The applicant is Capital Investment Partners. Municipal Code requires a Special Use Permit for personal storage facilities in the in B3 Commercial Highway Zoning District. The site is located on old Chapman Drive across from the Sterling Ponds Corporate Park.

Burns shared a site plan of the proposed facility. The project includes 10 freestanding buildings with 465 units and a stormwater pond. Capital Investment Partners is proposing steel façades and doors with a 6' fence around the perimeter. Tress will be planted along Old Chapman Dr with trees and shrubs planted on the sides of the property.

Burns stated that City staff has examined the acceptable conditions for a Special Use Permit approval and have no concerns with the proposed project. Staff recommends approval of the enclosed resolution permitting a personal storage facility as a special use with the conditions

including the fence and landscaping being maintained according to the submitted plan and no units shall be used for residential purposes.

M/Odeen, S/Woolsey made a motion to approve the Special Use Permit for a Personal Storage Facility on Old Chapman Drive at Chapman Drive. Motion carried 6/0.

There was discussion on the lighting of the area and buildings, security, and entering and exiting the facility. The developer clarified a couple of questions regarding security, access to units, and surveillance.

**Resolution to approve the Specific Implementation Plan and Final Plat for Thompson Heights on Paulson Road at Radio Road. (Derrick Custom Homes)**

Sam Burns provided a presentation of the proposal. Derrick Homes submitted a Specific Implementation Plan (SIP) and Final Plat for an 86-unit twin home development. The SIP is the final step in development review for a Planned Unit Development and includes detailed architectural engineering, landscaping, and storm water plans. The Final Plat submittal includes lots, out lots, easements, and new streets. City Council approved the GDP for the project on November 22, 2022. The twin home development is located at the southeast portion of the Thompson annexation on Paulson Road of State Hwy 35. The development will consist of two twin home styles and the developer expects the homes will appeal to empty nesters though there is no age requirement.

Burns showed a site plan of the proposed development. A 12' paved trail will be located between lots 60 and 61 for additional emergency access. The applicant is asking for flexibility on the required 10' side yard setback and requests a 5' set back. In exchange for this flexibility, the developer will include a mowed natural on the wetlands on the east side, the paved trail at lots 60 and 61 and a tot lot. The development will have an HOA and will maintain trails and be responsible for snow removal on sidewalks.

The Final Plat creates three out lots and 86 twin home units. Out lot 1 is the stormwater pond west of the site. Out lot 2 is the existing wetland area and out lot 3 is the tot lot. Drainage, utility, and trail easements have been provided. Streets are designed per subdivision requirements and future road connections have been provided to the east and south of the development.

Burns concluded by saying that staff review has found the criteria for the SIP has been met. The next steps for the SIP and Final Plat are to go before the City Council on February 28, 2023. He stated staff recommends that Plan Commission forward the enclosed Council resolution approving the SIP and the Final Plat for the site to the City Council with a favorable recommendation.

M/Woolsey, S/Holtkamp made a motion to approve the SIP and Final Plat for Thompson Heights on Paulson Road at Radio Road. Motion carried 6/0.

Discussion took place regarding the number of new units recently added in the area and traffic safety. Burns stated that engineering has reviewed the traffic counts and Paulson Road can handle the increased traffic. LaRue is concerned about children crossing Paulson Road between the two developments. She is concerned about pedestrian safety. Shively also mentioned the trails being added in the developments.

**REPORTS**

Emily Shively provided a presentation for the 2022 Community Development Annual Report. She covered the major projects completed in 2022 including infrastructure, Focus River Falls and Mann Valley Corporate Park. Shively gave a building and development and planning and zoning applications update for 2022. She covered the recent development projects including Dawes Place Phase II (70 units), Lake George Lofts (32 units), The Uplands (106 units), Saturday Townhomes (190 units), Thompson Heights (86 units), Oak Hill (117 units), South Pointe 1<sup>st</sup> Addition (29 units), Sterling Ponds 4<sup>th</sup> Addition (28 units), and Highview Meadows 7<sup>th</sup> Addition (28 units). New construction commercial projects included the Renaissance Academy and BOH Electronics. Shively talked about additional projects such as completing the bi-annual budget, Kinni Corridor Plan Implementation and a study with the Army Corps of Engineers, and annual maintenance projects. She discussed Economic Development and supporting the St Croix Valley Business Innovation Center, the sale of property, Mainstreet Bounceback Program, Mann Valley, request for information provided to developers and business retention and expansion visits. The department also implemented Ordinance amendments relating to condominiums subdivisions and code enforcement. She discussed Focus River Falls and surveys, meetings, and open houses, related to the Bike and Pedestrian Plan, Outdoor Recreation Plan, and Comprehensive Plan.

The next Plan Commission meetings will be March 7<sup>th</sup> and April 5<sup>th</sup> (date change due to election).

There was discussion regarding chip sealing schedule on city streets and how to find out how much money is budgeted for projects coming up.

#### **ADJOURNMENT**

Commissioner Moody made a motion to adjourn at 7:06 p.m. S/Holtkamp; motion carried 6/0.

Respectfully submitted,

Angie Bond, Community Development Assistant