

PLANNING COMMISSION

Minutes

June 17, 2004

I. ROLL CALL

Fred Walstrom	Present
Andrew Bowman	Present
Jack Deegan	Absent
Jeff Ford	Absent
Mary Ellen Hughes	Present
Sheryl McCleery	Present
Pringle Pfeifer	Present
Peter Sears	Present
Sara Smith	Present

Also present were City Planner Larry Nix and City Manager Fred Geuder.

The meeting was called to order by Chairman Fred Walstrom.

II. MINUTES

Motion by Pfeifer, seconded by Sears, to approve the minutes of the May 20, 2004, meeting. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None. (Note: correspondence is included in the Public Hearing.)

IV. NEW AND OLD BUSINESS

A. Public Hearing—Proposed Special Land Use, Cluster Development Option: Single-Family Site Plan Condominium, Rob Mossburg @ 412 Second Street

Chairman Walstrom opened the public hearing.

The City Manager asked Planner Larry Nix to review the reason for the hearing, and then asked Rob Mossburg to do a presentation on his plan.

Nix explained the Cluster Zoning Option, which is an available option under certain conditions as a Special Land Use. He said the Cluster Option gives some flexibility to the developer and the Commission, for projects that fit the definition for a Cluster, meaning unique property features or topographical challenges. Because this is a Special Land Use, a public hearing is a part of the consideration.

Rob Mossburg outlined his proposed project by reviewing a number of presentation boards, including a test plan showing a potential 11 lots. His plan proposes one point of entry off of West Third Street, which limits the number of driveways.

Mossburg noted that his proposal allows for more control of the development and the individual homes. Each site would have a single family home, with a detached garage. Mossburg noted that they were proposing a second small accessory building for use for storage or as a potting shed. Each site would have a limited building envelope for the principal dwelling, the square footage of the homes (not including basement square footage where applicable) will be in the area of 2600 square feet (actual square footage to be determined). The height would be limited to 30', versus zoning allowed 35'. Mossburg would control the architectural approval. Each homeowner could use their own architect, but the Master Deed would contain guidelines.

By having one access point, and an alley type access to all the garages, Mossburg stated that vehicles would not have to park on the street. The design also minimizes pedestrian/vehicle interaction and conflict. He noted that most of the homes would likely be second homes, not occupied on a year-round basis.

He feels property values would be enhanced in the neighborhood. Filling and grading would be necessary, but the designated wetland area would have to remain intact.

Carol Ryan, 383 W. Third, was concerned about the noise of the construction project; asked about the projected costs; and asked why only one entrance.

Mossburg stated that the infrastructure construction would not begin until after Labor Day. He estimated the cost of the lots to be from \$225-295,000, and costs for each unit including the lot would likely be in excess of \$500,000.

Mossburg again stated that the single entry point would eliminate the need for 11 individual driveways; he also noted the practicality of driveways off of Second Street that would have to drop 10' to be in the rear yard areas. He also said that clustering the homes, and with this driveway configuration, he feels he is achieving the best coordinated plan possible.

Jill Whelan, of Fourth St., said the project sounded better than what her initial thoughts were. She asked who would be building the homes. Would Mossburg build only a spec home?

Mossburg stated that the Master Deed would require that Cottage Company be the builder. Lot owners can choose their own architect, but the Master Deed would include such items as a required front porch and that the second floor not exceed 75% of the floor space of the first floor.

Holly Hudson, of Fourth St., also said the project sounded better than she had originally thought. She asked why not do one less home, and why not transfer some traffic to Second Street.

Mossburg noted that the lot sizes with the 11 homesites were still comparable to the platted sites on West Third and Fourth Streets. He said it might be possible to design entries off of Second Street, but that is not the project he is seeking; he is using New Urbanism principles with the alley access.

Bob Lewis of West Third St. asked about the fill.

Mossburg said that they were testing settling conditions, but that the fill for the lot would be part of an overall plan.

The City Manager noted his concern about the amount of fill, and felt the drawings were a little unclear.

Dennis Wiggins, 561 Second Street, said that someone will do something with the site some day. He was glad to know what would be happening on the site.

The City Manager noted the correspondence that was received and that will be a part of the written record of this meeting:

- A. Carol Clark, West Third Street
- B. Susannah Schmidt, 321 Second Street
- C. Place Tegland, 521 Second Street
- D. David K. Fitzsimons, 327 4th Street
- E. Jeffrey & Holly Hudson, Fourth Street

B. Planning Consideration of Proposed SLU-2004-03, a Single-Family Cluster Development at 412 Second Street, Rob Mossburg

Fred Walstrom commented that the proposal was done in a sensitive manner to complement other housing in the area.

Mary Ellen Hughes noted that she liked the idea of the single access point.

Planner Larry Nix noted that while the traffic would be on West Third, the overall effect of the plan would limit conflict between pedestrians and traffic. He did suggest however that the sidewalk also be included on the West Third Street side. He felt that the grading plan did need some clarification. He was also pleased to see the square footage limits.

Walstrom asked about entrance lighting. Mossburg noted that no special lighting was planned.

Sara Smith commented on the architectural controls. She asked what the minimum lot size for a cluster was (One Acre per Code). She also commented on the setbacks.

Mossburg noted that while the setback from the lot line was only 8' on the front yards, the porches were also required, and the distance from the street was considerably further. He also noted that the rear setback for the principal buildings was over 55', compared to a required setback minimum of 30', meaning the building envelope was considerably smaller.

In response to a question from Smith, Mossburg noted that most of the existing trees would be lost to the grading plan, but noted they were not high quality trees. He also noted the track record of landscaper Gow Litzenger who would be involved in the project.

Sheryl McCleery questioned the traffic issue, but noted that the overall plan was acceptable to her.

City Manager Fred Geuder noted that his home was across the street from this proposed development.

Planner Larry Nix noted that the Cluster Option is part of a Special Land Use, and both of these options have a series of review questions. Nix noted that he had reviewed the responses of Mossburg to these questions, and found them to be acceptable.

Nix noted that if the Planning Commission voted to approve the Special Land Use/Cluster, they would be accepting the lot plan and their sizes, the setbacks, the overall concept and the traffic plan. The site plan condominium itself could be accepted on a preliminary basis, and the applicant would have to return with a final plan (including the grading plan) and he would have to supply a Master Deed, which would contain all of the limitations discussed.

The Planning Commission's other option would be to table the proposal.

Motion by Hughes, seconded by Pfeifer, to approve proposed SLU-2004-03, a Special Land Use/Cluster Option plan by Rob Mossburg for 412 Second Street, as presented and outlined, noting that the Special Land Use and Cluster Option had been reviewed pursuant to the review criteria, and to grant preliminary approval to the Site Plan Condominium.

Peter Sears noted that his son Rob Sears was the Architect for Mossburg, but that he had no financial interest in the project or his son's firm.

Andrew Bowman noted that he would abstain, as he would be representing the developer in real estate sales.

Motion approved, by a 6-0 vote, with one abstention.

C. Consideration of Outdoor Seating Plan—Jeff Graham, Turkey's

Jeff Graham presented a plan whereby he would lease a small parcel of land from his neighbor to the east, for an area to hold approximately 12 seats. The area would be fenced in pursuant to Liquor Control Commission rules, with a 36" picket fence on the street side. The area would have a wood chip/bark floor this summer.

The City Manager noted that because this proposal was for seating on private property, and fit the criteria, approval rested with the Planning Commission.

Motion by Sears, seconded by Bowman, to approve the Outdoor Seating Plan for Turkey's, as presented. Motion carried.

D. Zoning Code Discussion—Accessory Buildings

City Manager Fred Geuder presented the final draft of the Accessory Buildings changes, as prepared by the City Attorney.

Motion by Bowman, seconded by Smith, to call for a public hearing on the proposal at the July meeting. Motion carried.

V. MEMBER COMMENTS

None.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned. The next meeting is scheduled for Thursday, July 15, 2004.

Frederick W. Geuder, City Manager