

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
February 12, 2020

Chairperson Jay Wittman called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Tom Steele, Jim Hampton, Tonia Westphal and Mary Kate Riordan. Also present were Director of Community Development, Jared Wehner and Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Steve Plunkett and Ryan Burnett were excused. Commissioners welcomed new Commission member Mary Kate Riordan.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the January 22nd, 2020 Plan Commission meeting. Motion carried 5-0.

OLD BUSINESS: None

PUBLIC HEARING(S):

- a. *Docket #2020-001: Discussion and recommendation on a requested precise implementation plan for a monument sign in excess of 10 feet in height at the property formerly addressed as 4611 Rib Mountain Drive, per Section 17.233*

Director of Community Development, Jared Wehner indicated the applicant seeks approval of a 13-foot tall, three (3) tenant monument sign to be placed on Lot 1 of the three (3) lot development site formerly addressed 4611 Rib Mountain Drive. He noted the proposed sign is approximately 78 square feet in area and is intended to be setback ten (10) feet from the western property line to meet our typical requirements for freestanding signs greater than ten (10) feet in height. Additionally, Wehner stated that while the sign is proposed to be 13 feet in height, the elevation of the development site is approximately three (3) feet lower than Rib Mountain Drive at the sign location and, as a potential condition of approval, the Commission could limit the entire development to this single freestanding sign.

Commissioners verified that given the elevation difference, the net height of the sign would be approximately ten (10) feet above the Rib Mountain Drive road surface. Wehner confirmed their statement.

Dan Klister, owner, stated the increased sign height is intended to make up the difference in elevation in order to provide all tenants of the site adequate sign visibility from Rib Mountain Drive.

Jay Wittman asked if building signage proposed by the tenants falls outside of our typical standards or if it is consistent with the underlying zoning. Paul Kufahl indicated the previously approved Jiffy Lube development was approved for approximately 100 square feet more signage than the underlying Urban Commercial standards and the Dollar Tree proposal would be consistent. Klister noted they do not have a tenant for Lot 1 of the development, so they do not know what signage requirements they may have.

Tom Steele questioned the total signage allowable for all three parcels. Staff indicated the total signage is assigned by the Plan Commission given the Unified Development District, but it could be compared to the underlying Urban Commercial zoning standards. Staff stated there are three different ways to determine the maximum total signage allowable, but without knowing exactly what the building size will be on Lot 1 they could only approximate a number.

Wittman and Steele stated the applicant should be aware they will consider the total allowable sign area from the Urban Commercial zoning standards when reviewing the total building signage for Lot 1 of the development. They also indicated they would be less likely to approve of increased signage for that parcel due to the concessions already made with the monument and other tenants.

Wehner noted the proposed monument is smaller in area than is typically allowed and if the Commission would like to limit the total signage; they could apply the individual sign areas of the monument against the maximum signage for each individual tenant.

The public hearing was open and closed at 6:12pm with no comment.

Jim Hampton stated he felt it was a reasonable request to allow the additional height of the freestanding sign given the elevation difference. He did also reiterate concern about the total signage for all three tenants.

Tonia Westphal questioned if the maximum signage area was calculated based on the Rib Mountain Drive frontage or by all road frontages. Wehner noted the information provided in the packet considered the frontages along Rib Mountain Drive, Lilac Ave and the Unnamed Road. He also indicated that each lot is allowed to have its own freestanding sign and that the Commission should consider a condition limiting the entire development to the single freestanding sign if they are concerned about the total signage.

Klister stated they have a recorded agreement with all end users of the development that the currently proposed monument sign is the only freestanding sign allowed, and any condition imposed by the Commission would be redundant.

The Commission noted the recorded agreements between users cannot be enforced by the Town and they felt the redundancy was needed so the Town also has a mechanism for enforcement.

Motion by Jay Wittman, second by Jim Hampton to recommend approval of the Precise Implementation Plan for a monument sign in excess of 10 feet in height at the property formerly addressed as 4611 Rib Mountain Drive, with the following conditions.

- **The construction or installation of any freestanding sign on Lots 2 & 3 of the development shall not be permitted.**
- **The portion of the freestanding sign each tenant occupies shall count towards the maximum sign area allowed on that tenant's lot as allotted by approval of a Precise Implementation Plan or as calculated by the underlying Urban Commercial (UC) zoning district.**

Motion carried 5-0.

b. Docket #2020-002: Discussion and recommendation on a requested precise implementation plan for site plan modification (parking lot) at 225005 Lilac Avenue, per Section 17.233

Wehner stated the applicant is requesting after-the-fact approval of a site plan modification which increased the paved area of the parcel and limited the previously identified runoff area for the sites water. Kufahl indicated there was an eight (8) foot pavement extension to the south edge of the parking lot and some additional parking spaces created near the parcel's freestanding sign. Kufahl noted a drainage swale along the east side of the property is intended to direct water to the landscaped area on the south end of the property, which is now decreased by the additional pavement. He also indicated that Streets and Parks Superintendent, Scott Turner walked the property with the new owner and had no immediate concerns about the water runoff and storage.

Commissioners questioned whether the water storage area to the south was a stormwater pond. Kufahl indicated it was not designed to be a retention/detention area and that no formal stormwater plan was created for this parcel because the disturbed area from the previous expansion was less than one (1) acre in area. Wehner also noted the applicant is intending to regrade the swale area to ensure proper drainage as part of this site modification.

Commissioners noted that even though no formal stormwater plan was required, they still need to consider the impact any development may have on adjacent properties.

Tom Johnson, agent, indicated he was not aware of any standing water issues in the runoff area noted on the plan, but they were willing to remove a small section in the southeast corner of the parking area to facilitate additional water storage.

Westphal confirmed the location of the drainage swale on the previously approved plan and questioned the remaining area for storage on the southern portion of the property. She also noted, even though no formal stormwater plan was required, development cannot adversely impact adjacent properties and they should be considering the changes in water runoff.

Wittman opened the Public comment period at 6:31pm

Joe Giovanoni, 152611 Dahlia Lane, indicated he is the property owner directly adjacent the subject property. He noted he has had water and moisture issues in the basement ever since the construction of the new building in 2015. He stated he did not receive notification of the development in 2015 and that discrepancies in perceived lot dimensions resulted in his building being one (1) foot from the side property line.

Mike Giovanoni, previous resident of 152611 Dahlia Lane, reiterated that the building experienced no water or moisture issues in the basement until the subject property was further developed in 2015.

The public comment period was closed at 6:42pm.

Commissioners indicated they would like to gather additional information before they would make a final determination on the request and directed staff to work with the applicant to better understand the condition of the adjacent property owners basement construction and water issues, as well as, review water flow and storage on the subject property site after the snow melts this spring.

The Plan Commission chose to table discussion of this item and directed the applicant to work with staff to better understand water runoff and storage and the impact it may have on adjacent properties before rescheduling with the Plan Commission.

NEW BUSINESS:

- a. *Docket #2020-003: Discussion and recommendation on a request for reapproval of the final plat for Stone Horizon Subdivision, parcel numbers 34.182807.016.003.00.00 and 34.182807.016.004.00.00*

Wehner indicated the applicant was able to purchase the adjacent parcel and has chosen to further divide that property to create additional lots. Staff recommended including these new lots into the Stone Horizon Subdivision Plat which triggered the need for reapproval. Wehner also indicate the Marathon County Environmental Resources Committee has already approved the amended plat. It was also noted that Lot 6 of the plat is reserved for future right of way extension to serve additional development to the north and create a connection to Thornapple Road to the west.

Nathan Wincentsen, agent, noted there were no changes to the road plan. Kufahl and Wincentsen also indicated the northern parcel has been returned to a full 40-acre parcel to help facilitate future development.

Commissioners noted the additional lots were a reasonable addition to the plat and were comfortable with change.

Motion by Jim Hampton, second by Tonia Westphal to recommend approval of the amended Final Plat for Stone Horizon Subdivision.

Motion carried 5-0.

COMPREHENSIVE PLAN UPDATE:

- a. *Discussion and direction on Future Land Use Map and Designations*

Wehner presented the Commission with the revised Future Land Use Map and Land Use Descriptions based on previous discussions. He highlighted the differences between the rural and suburban neighborhood designations, as well as, the local and regional commercial designations.

Wittman read written correspondence received from Ryan Burnett. It indicated he was pleased with the adjustments made and would like to see the Flex designation along the highway corridor from the DMV southward.

After the initial discussion about the land use designations, the Commission focused on the following key areas of town.

- Bone & Joint/Park Rd/Tulip & Daffodil Neighborhood.
 - o The Commission would like to see the existing neighborhood and areas west of the Bone & Joint Clinic to be returned to residential land uses and create a recreational buffer along Park Rd to maintain its aesthetic. They noted that local commercial could be developed with access along Hummingbird but did not want to see it expand westward along Park Rd.

- County Road N from KK west to the Town line.
 - o Commissioners indicated they may be accepting of complimentary neighborhood commercial uses along this 40-acre deep corridor.
 - o They noted they would like to add a statement focusing on attracting senior living or other low maintenance living arrangements, highlighting the KK/N intersection.

- Flex Designated Areas
 - o The Commission indicated they were accepting of the flex designation in the Cardinal/Eagle/Oriole neighborhood and areas to the north.
 - o They discussed the potential for multiple flex designations to indicate where they would be more accepting of big box or junior box stores and those areas where the intensity should be limited.

- Ski Hill/Golf Course Area
 - o They felt the Commercial Recreational designation was fitting of the area, but wanted to make sure an emphasis was put on protecting the existing neighborhoods.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

a. January 2020 Building Permit Report

Kufahl indicated it has been a slow start to the year, but anticipates a number of previously approved commercial projects starting this spring. He also stated the lack of residential lots will likely result in significantly fewer dwelling units constructed in 2020 compared to the previous two years.

Wehner indicated the Town is finalizing its Bike & Pedestrian Plan and he will be bringing that to the Commission for their review.

Westphal noted the Commission may want to discuss transit during a future Comprehensive Plan Discussion.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 8:00 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT