

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 11, 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, Steve Plunkett, Ryan Burnett, and Tonia Westphal. Also present were Director of Community Development, Jared Wehner and Building Inspector / Assistant Zoning Administrator, Paul Kufahl. Mary Kate Riordan was excused.

MINUTES:

Motion by Tom Steele, second by Tonia Westphal to approve the minutes of the December 11th, 2019 Plan Commission meeting. Motion carried 6-0.

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the February 12th, 2020 Plan Commission meeting. Motion carried 4-0, Steve Plunkett and Ryan Burnett abstained.

OLD BUSINESS:

- a. *Docket #2020-02: Recommendation to Town Board on requested Precise Implementation Plan for site plan modification (parking lot) at 225005 Lilac Avenue (Service Master), per Section 17.233.*

Director of Community Development, Jared Wehner, noted the request was previously heard at the February 12th, 2020 Plan Commission meeting, where it was directed that staff work with the applicant and the adjacent property owner to better understand the impact of the stormwater runoff on the adjacent property. Wehner noted that Streets and Parks Superintendent, Scott Turner, reviewed the plan and met the owner on site in the Fall. He remains confident the modifications made will not impact the site any further than previously configured. Wehner also stated the applicant intends to regrade the drainage swale and restore the retention area this spring.

Tom Steele noted that given the size of the building there is a lot of water directed toward the adjacent property line and felt that if previous approvals created an issue, we should be able to offer a solution. He suggested the addition of eave troughs to direct the water flow away from the adjacent property.

Ryan Burnett questioned if there was a storm sewer system in the area. Wehner noted there was not, and that this may be part of a larger regional stormwater issue. Wehner also indicated the site was generally flat.

Tom Johnson, applicant representative, noted he reviewed the site and could confirm there was some contour to the ditch area described, but will be unable to fully determine the grade until the snow has melted.

Jay Wittman stated he felt there was a lack of calculated methodology in determining the adequacy of the current stormwater management plan, and questioned how Scott made the decision.

Wehner stated Turner had met with Candi Frank, applicant, on site in the fall to review site changes and determined the modifications would not create any issues with management of runoff. In addition to meeting with the applicant, Wehner noted he and Turner met with the owner of the adjacent property. However, the homeowner was not able to provide any specific details on damages created by the applicant's water runoff.

Commissioners questioned the location of the drainage swale, the capacity of the swale and whether there were any impervious surface standards.

Wehner indicated the swale was located along the eastern property line but its capacity was unknown and that staff did not have the underlying lot coverage standards immediately available, but the added pavement area was near negligible in comparison to the lot coverage from the building and existing parking area.

Tonia Westphal indicated, based on her professional experience, she felt a 1' deep ditch line should be adequate for rain events.

Jim Hampton questioned whether the neighbor's water issues were due to surface water or subsurface water, indicating that changes in site conditions could alleviate surface water drainage, but subsurface water would be more difficult to manage.

Burnett asked for clarification on the applicant's intent to clear the ditch. Wehner noted the applicant had stated in a submitted letter they would be willing to regrade the drainage swale and restore the retention area as part of this paving project.

Commissioner questioned whose responsibility is it to make sure the storm water is managed properly. They felt that because the applicant made additional improvements to the site, that it was in their purview to review all items of the site that may be affected by the modification, one of which being water runoff and storage. Commissioners felt that additional investigation needed to be done by staff to determine if the swale as previously approved remains adequate for the site conditions.

Motion by Tonia Westphal, second by Tom Steele to recommend approval of the Precise Implementation Plan for the site plan modification at the property addressed 225005 Lilac Avenue; conditioned upon staff providing the applicant with ditch/swale sizing designed to manage a two (2) year rain event, per NR151.

Motion carried 6-0.

PUBLIC HEARING(S):

- a. *Docket #2020-004: Discussion and recommendation on a requested Conditional Use Permit for a Detached Private Residential Garage, Carport, or Utility Shed in excess of 1000 square feet at 219790 County Road KK.*

Wehner indicated the applicant requests a Conditional Use Permit for the construction of a 28' x 39'6" detached garage that would result in a total of 2000 square feet of detached building for the subject property. He also noted the proposed garage would be considerably setback from the street and side

yards and the elevation differences would make the structures visual impact very minor. Kufahl indicated the applicant had received approval for up to 1500 square feet of building area in 2019, but due to the recent detached buildings ordinance amendment, he is requesting an additional 500 square feet. Kufahl also noted the ordinance change required the applicant to meet dwelling unit setbacks for the detached building, which they do exceed. He then indicated the garage design has 14-foot-tall sidewalls and a 12-foot-tall overhead door which were consist with the previous approval.

Wittman opened the public hearing at 6:29pm.

John Fink, applicant, verified the building size displayed to confirm it was an adequate representation of his request. Kufahl confirmed the dimensions were accurate.

Wittman closed the public hearing at 6:30pm

Motion by Jim Hampton, second by Steve Plunkett to recommend approval of the Conditional Use Request for a Detached Private Residential Garage, Carport, or Utility Shed in excess of 1000 square feet at the property addressed 219790 County Road KK.

Motion carried 6-0.

NEW BUSINESS: None

COMPREHENSIVE PLAN UPDATE:

a. Discussion and direction on Community Vision Statement

Wehner read the vision statement as presented in the draft Comprehensive Plan and took comments from the Commission on possible revisions. Commissioners discussed a number of potential changes, including; removal of focus on the highway corridor, making the natural resources and family environment the emphasis, and establishing a balance between the regional level commercial development and natural features which provide for the high quality of life. Wehner asked the Commissioners to email him any additional suggestions.

b. Discussion and direction on Chapter Vision Statements

Wehner opened discussion about the individual chapter vision statements asking the Commissioners to review them and submit any requested amendments via email.

c. Discussion and direction on current draft of the Comprehensive Plan

Staff and Commissioners reviewed the Goals and Objectives of each chapter supplying the following comments.

General Formatting

- Tables should display numbers before percentages

- Maps should better define the Town boundaries
- Multi-level listing of goals and objectives should be better identified through the use of both numbers and letters or roman numerals.
- Review map, table, and figure labelling to verify consistent, accurate, and sequential identification.
- Don't let wordsmithing of statements alter the intent of the goals and objectives.

Natural, Agricultural and Cultural Resources

- Goal 1, Objective 4. Westphal indicated current State legislation does not allow for the creation of a Stormwater Utility, however, the statement should remain in the event the laws are changed.
- Goal 3, Objective 2, Action 1. Burnett questioned why we didn't prohibit mining on a broader scale. Wehner noted State regulation makes it difficult to prohibit mining on a large scale, but we can identify specific prohibited areas by establishing reasonable criteria for why it should not occur.

Housing and Neighborhoods

- Goal 1 Objective 2. Remove this statement and strength Objective 3
- Goal 1 Objective 3. Add the statement to refer to same neighborhoods
- Goal 2 Objective 3. Identify specific areas/zoning that it would apply. Modify wording to make the objective feel like less of a call to action. Increase positivity of statement by promoting or encouraging specific design elements versus restriction other design features.
- Goal 3 Objective 2. Add "that are" after residents in the initial statement.
- Goal 3 Objective 3. Change "Work to lobby" to a statement that would indicate we are aligning with other organizations to make the suggested change; lobby is too strong of a statement.
- Goal 3 Objective 4. Modify statement to remain consist with other statements in the document related to updates of the Zoning Code.

Utilities and Community Facilities

- Burnett indicated he has documentation that the former landfill identified on Dogwood Rd is not accurate. He asked staff to verify.
- Goal 1 Objective 5. Change verbiage so "In rural areas" is not repetitive. Plunkett suggested requiring new private systems installed within the 2040 Sewer Service Boundary to provide sewer and water stubs for future connection to services. Westphal would like to add a statement to encourage the Sanitary District to be more proactive in expansion of services within the Sewer Service Boundary.
- Goal 4 Objective 1. Eliminate reference to cul-de-sacs and focus on increasing connectivity.
- Goal 3 Objective 4. Discussed whether partnering or working with community organizations to develop a community center is a viable option. Staff believed it would be worth while to have those amenities in Town.
- Goal 5. Keep statement, however, State law does not currently allow for it.

Transportation

- Goal 1. Westphal asked staff to include a statement related to the accessible transportation features for people with disabilities, citing a lack of sidewalk and overall inclusivity.
- Goal 1 Objective 1 Action 1. Consider removal of reference to State Patrol, because the Town has minimal influence on their operations.
- Goal 3 Objective 4. Define new development as the creation of subdivisions and new commercial facilities.
- Goal 4. Wehner indicated the parks and trails identified in the Town's adopted Recreational Plan will be incorporated into the Official Map.

Economic Development

- Goal 3 Objective 2 Action 3. Commissioners briefly discussed the impact of the Municipalities Agreement, identifying it as a "good neighbor policy".

Land Use

- Future Land Use Map. Better define the environment protection areas along the Rib River by including lands to the east of those currently identified which are at a specific elevation or within the floodplain.
- Goal 1 Objective 3. Change reference from "high" density development to "higher" density. Consider establishing criteria for future development to determine if anticipated tax base increase would support to increased need for services. Add a reference to "sustainable densities and development".

Intergovernmental Cooperation

- None modifications requested

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

a. Report from Director of Community Development

Wehner reported he has been contacted by two parties who are interested in the Fast Signs building, one proposed use would be the sale of golf carts and other retail items and the second use would be Indoor Commercial Entertainment.

Hampton asked if the suspension of work on the Camp Phillips Centre project in Weston would create additional opportunities for development in Rib Mountain. Wehner indicated that businesses that were interested in that location would likely look elsewhere in the market and Rib Mountain would be a viable location.

b. February 2020 Building Permit Report

Kufahl noted it has been a slow start to the construction year with only 17 permits being issued thus far in 2020. He did note that a number of commercial construction projects will be getting underway shortly, namely the Fore Development property which includes Jiffy Lube and Dollar Tree.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 8:23 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator