

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, May 9, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Dave Dedman, Fire Chief
Chad Fincher, Parks & Rec. Director
Jarod Nygren, Senior Planner
P.J. Sorensen, Chairman

Tim Falkner, Administrative Captain
Tom Jentz, Planning & Building Director
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUESTS: Jeff Walla and Mark Bellon (Territorial Landworks); and Toby McIntosh (Jackola Engineering)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

My Place – 755 Treeline Road – We may need to get a bond from them to cover their landscaping. Fincher will check with them to see if the landscaping will be going in soon.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. They are still working with Fincher on their recreational amenities. The mailbox location was shown and discussed with the committee. The post office had requested this location. This is not the best placement but it will work. This project is passed through Site Review with the condition that they resolve their recreational amenities with Fincher before they will be able to obtain their building permit.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Plans should be coming in within the next few weeks. This will be on the agenda for next week.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. This will be a second Jimmy Johns and Charter Communications. Public Works comments will be going out today regarding their ramp and to check their impervious area to make sure the subdivision storm system is in line with what they anticipated and will not have to make any additional accommodations for stormwater. Nygren noted that there are no street trees shown in the boulevard with the existing sidewalk on the west boundary. This will be on the agenda for next week.

406 Dentistry – 1315 Hwy 2 W; remodel existing building/change of use from salon to office. Sorensen stated they are showing improvements within the highway ROW and are wanting to wait on improvements off on Corporate Drive such as buffering. We might be comfortable with delaying some of that, but everyone wanted to see what some timetables were as far as phasing. Tabler stated the question went out to the engineer on when Phase 2 will be going forward, but have not heard back from them. Sorensen has some comments out to them as well. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Drive – Fincher has sent them questions but he is still waiting for their responses. Tabler has not heard any response regarding the turning radiuses. They are still working on getting rid of the deeded ROW for that County road. This will be on the agenda for next week.

Ivy Building – 343 1st Ave W. Their architect will be doing some plans on this. This has gone through Architecture Review. Haskins met with them previously about sidewalks and the 50/50 program. This will be on the agenda for next week.

Base Camp – 1000 Base Camp Rd (RV Park); south side of Hwy 93 bypass - bathroom and check in buildings. Phase 1 will be three bathroom locations but they may not do the check-in building at this time. Sorensen mentioned that we are looking at the entire project though for our review. Fincher stated their landscape plan has changed and does not meet the original intent. There is also no planting legend. Every camping space was going to have a tree. The new drawings do not show that. Tabler stated they will be putting in their own Lift Station which we have comments out on. We are still going through the MOU process on stormwater. They still need their MDT permit to do work out on Ashley Meadows and out in the Hwy 93 ROW. They need to dedicate that street ROW. Tabler will work with them on the addressing once the road exists. This will be on the agenda for next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS:

Work Session – May 14th – on the Sidewalk Pedestrian Plan on Tuesday. A draft document should be done within a month.

Public Hearing – Wednesday, May 22nd

Frontier Village Apts. – multi-family - 128 units on Treeline Road. Their Preliminary Plat will be going to the Planning Board.

Annexation – a lot on Sunnyside. Looking to annex the whole lot into the City and zone it R-4. Nothing is proposed presently, but it may have a couple of townhomes in the future.

OTHER REPORTS:

South Woodland Project – Nygren discussed a proposed Preliminary Plat for annexation of a property that would like to be zoned R-4. It is presently in the county. They can easily tie into water and sewer. They may only be granted an R-3 zone. They are planning on putting in townhomes. This is on S Woodland to the north, across the street from River Glen Subdivision. This has an existing house that will remain on the property. Lot lines were discussed. The cul-de-sac would need sidewalk, boulevard, and street trees but there is not enough room. Nygren stated South Woodland will need to be upgraded to City standards on that frontage. He will get back with Mulcahy on this.

The meeting was adjourned at 10:35 a.m.

cc:	Police	City Manager	Fairgrounds	MDOT
	Bldg.	Fire	City Clerk	City Airport
	Planning	Parks	Comm. Dev.	Public Works