

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON
JANUARY 19, 2010, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

The meeting was called to order at 7:00 P.M., by Dave Thompson. Members present were Lee Steinbrecher, Ben Hanson, Ken Haskamp, Jack Edmonds. Staff present were Jay Blake and Mary Lou DeWitt.

OATH OF OFFICE:

Lee Steinbrecher and Dave Thompson took the Oath of Office.

ELECTION OF OFFICERS:

The Planning Commission Board Members discussed that they wanted to keep the same Officers as last year.

STEINBRECHER MOVED, SECOND BY HASKAMP TO NOMINATE DAVE THOMPSON AS CHAIRPERSON FOR THE PLANNING COMMISSION BOARD. UPON THE CALL OF MOTION, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY HASKAMP TO NOMINATE BEN HANSON AS VICE CHAIRPERSON FOR THE PLANNING COMMISSION BOARD. UPON THE CALL OF MOTION, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY HASKAMP TO NOMINATE JACK EDMONDS AS SECRETARY FOR THE PLANNING COMMISSION BOARD. UPON THE CALL OF MOTION, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON DECEMBER 21, 2009

STEINBRECHER MOVED, SECOND BY HASKAMP TO APPROVE THE MINUTES OF THE REGULAR MEETING ON DECEMBER 21, 2009. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS:

A. Site Plan Review of Prairie Senior Cottages

Mike Nielson, WSB City Engineer, memo written January 18, 2010, states the following for this development:

Through discussions with the Development group the road has been changed from a Private Road to a Public Street. Subsequently revisions to the plan were necessary to provide a Public Road ROW and the appropriate street and Utility design meeting City Standards. The Planning Commission will need to assign a street name to the proposed street.

All requirements have been met except that the location of the sanitary sewer and watermain were not moved with the relocation of the street. The sewer and water mains still need to be moved within the proposed paved street.

The present location as shown on the plans presents some issues with maintenance. The proximity of the watermain is within a few feet of the proposed ROW and could cause some interference issues with the private utilities during repairs. Also access to these utilities in the event of a pipe breakage or needed maintenance during the winter months is aided by the location of the sewer and water in the roadway.

The storm water ponding requirements have been met.

It is Nielson's recommendation that the project be approved based on the following contingencies.

1. The inside drop in the sanitary sewer manhole be changed to an outside drop.
2. The sanitary sewer is relocated to the centerline of the proposed street.
3. The watermain be relocated 10 feet east of the sanitary sewer.
4. Utility Plans be approved by Public Works, PUC, and the City Engineer.

Blake said this Memory Care Unit facility will have a capacity for 20 beds. This is a single lot development and any additional development will require platting. All utilities have been addressed.

Thompson said that he recommends one meter service. Then there will be one meter charge. He also suggest a gate valve at the end of the T and then when the water is shut off for future development, they can hook in the gate valve with any other development that happens in that area.

Ron Weyer, R.W. Builders Inc., was representing the Developer and said he would do that. Currently the plans show a plug.

Steinbrecher noted that there are ten parking stalls on the plans and is concerned that may not be enough. There is more than one shift and also parking needed for visitors.

Blake said it is classified as a nursing home and the parking will be for staff and visitors.

Weyer said that this was discussed at the Developer's Meeting and was ok.

Blake is fine with the ten stalls. The signage will be a separate permit.

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE THE SITE PLAN REVIEW FOR PRAIRIE SENIOR COTTAGES WITH THE CITY ENGINEER'S RECOMMENDATIONS ON HIS MEMO 1 – 4. UPON THE VOTE, 5 AYES, 0 NAYS. MOTION CARRIED.

COMMUNICATION AND REPORTS:

A. Verbal Report

Blake said that he was working with Ben Franklin, Sears, and a thrift store. The whole project may be in jeopardy. The potential prospect for a Sears Store could not come to terms with Sears new plans and the extra cost. Radio Shack is moving into the George Mall. They will have Crystal Cabinets kitchen cabinets as a display, Radio Shack merchandise, and appliances. United States Distilled Products met with the City today. The plant expansion will still require a pretreatment plant. City Staff met with bonding bill committee for the public facility. The City did not make the Governor's list. Now the City is working on the Senate and House. The City has a chance if they get their support. The NSP Program is moving along. The other senior housing project is having an issue with the fencing there.

B. City Council Minutes for December, 2009

The Planning Commission Board had no comments.

HANSON MOVED, SECOND BY STEINBRECHER TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 5 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:31 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant