

PLANNING & ZONING COMMISSION

The Planning & Zoning meeting was called to order at 5:30 p.m., by Chairman Fitzgerald.

Present: Bruns, Fitzgerald, Prohaska, Penfold, Wicker

Absent: Dohrmann, Duea

Motion by Prohaska to approve the agenda, second by Wicker. All ayes.

Motion by Wicker, second by Prohaska, to approve the minutes of the 5/26/09 meeting. All ayes.

Fitzgerald stated this was the time and place for the citizen's forum. No citizen comment. John Marino, Zoning Official, noted that there had already been 1 Planning and Zoning and 3 City Council meetings, in addition to letters sent to neighboring property owners, giving citizens ample opportunity to provide public input on the project.

Communications: None

Unfinished Business: Marino stated work is continuing on zoning ordinance review and development with RDG Planning and Design. A meeting will be set up in August to receive their recommendations and to give Planning and Zoning Commission members an opportunity to provide input on areas they feel should be considered for possible rezoning.

New Business:

Site Plan – Lincoln Park Development, Phase 1

Marino reviewed the actions taken to date to facilitate the development of the Lincoln Park Project. On 4/28/09, the Planning and Zoning Commission held a meeting to gather public comment and consider a request from developers to rezone the property from P (Public) to OPD-H (Planned Development Housing). Commission members unanimously recommended that the City Council rezone the property as requested. The City Council subsequently held 3 hearings on the proposed zone change before adopting it on the 3rd reading.

Marino noted that there had been no changes to the layout of the project since the first presentation. The number of buildings, the diversity of the buildings, green space, and infrastructure have all remained the same. At this meeting, Commission members are being asked to review graphic illustrations of the exterior of the Phase I buildings and approve construction materials.

Leon Lauver, representing the Lincoln Park Project, presented drawings depicting various types of structures to be constructed in the entire development, with emphasis on the two Lincoln Villa twin-home buildings that are part of Phase I of the project. He stated the area along 3rd Avenue N is being developed first to take advantage of utility infrastructure already in place.

Penfold asked if the Lincoln School building was included in Phase I, expressing concern over the lack of adequate parking until that site is developed. He was told that it was not included in Phase I because the City and financial institutions wanted the area along 3rd Avenue N developed first. In addition, a historical designation for the structure is still being pursued, which will have an influence on how it can be developed. Fitzgerald noted that this Commission's motion recommending the zone change request had included a clause that Lincoln Park Development give its assurance that parking

from the school building phase of the project would be dedicated to the use of other phases of the development.

Mr. Lauver stated that the Lincoln Villa twin-homes will hook on to the 8" sanitary sewer and 4" water line now running through the property. He is currently working with Alliant Energy to secure underground electrical service to the site. When development begins on the former Lincoln School building, it will be necessary to install a 6" water line to meet the demands of the building's sprinkler system. Developers had already taken bids on this portion of Phase I of the project, and construction work will begin as soon as site plan approval is given and building permits are secured.

Motion by Penfold, second by Prohaska, to approve the Site Plan for Phase I of the Lincoln Park Development Project. All ayes.

Reports/Recommendations of Zoning Official: None.

Reports/Recommendations of Engineering Department: None

Fitzgerald declared the meeting adjourned at 5:56 p.m.

Dennis Fitzgerald, Chairman

ATTEST:

Sharon Springer, Secretary