

PLANNING & ZONING COMMISSION

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

Present: Bruns, Dohrman, Duea, Fitzgerald, Prohaska

Absent: Wicker, Penfold

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

Motion by Duea, second by Bruns, to approve the minutes of the 4/28/09 meeting. All ayes.

Fitzgerald stated this was the time and place for the citizen's forum. No citizen comment.

Communications: John Marino, Zoning Official, informed Commission members about an upcoming meeting on June 4, 2009, 5:30 p.m., at the Lakeview Room, at which time work would continue on zoning ordinance review and development with RDG Planning and Design. Following the meeting, RDG will hold a public forum on its study and recommendations for improvements to the Highway 18 business corridor.

Unfinished Business: None

New Business:

A. Site Plan – Clear Lake Truck Wash, 3200 4th Ave. S, Clear Lake, IA.

Marino stated the presentation for this design/build would be in two parts—the first would deal with the site development and the second with the actual building structure.

Scott Arnborg, owner of Clear Lake Truck Wash, stated he wishes to add an additional wash facility to his current operation, for the purpose of cleaning livestock trucks and trailers, food grade bulk tankers, and agricultural equipment. His present building does not have the capability to do service types of vehicles. The proposed building would consist of 2 wash bays, and an office and storage area. The wash bay floor would have a 2" drop to facilitate the movement and separation of solids such as manure and woodchips to a conveyor that would empty into an enclosed holding pit. Contents of the holding pit would be removed and sold to a private compost contractor, to farmers for application on their fields, or taken to the landfill. Wastewater would be discharged into the sanitary sewer. Water usage would be 35 gallons/minute for the washers, with each truck requiring about 200 gallons for cleaning and sanitizing.

Fitzgerald questioned Arnborg regarding odor problems and was told they would be negligible since wash outs on livestock trailers and bulk tankers would also require the use of disinfectants and sanitizers for disease control.

Frank Kelly, Engineer with Heartland Asphalt, who designed the site plan, addressed the issue of the adequacy of the detention basin and discharge rate of the outlet pipe. He noted that the storage capacity of the detention pond is 5 times that needed, and a 12" outlet pipe is proposed to facilitate cleanout.

Monte Applegate, Yaggy Colby Associates, who conducted a site plan review on behalf of the City, agreed that the storage capacity of the detention basin and overall design plan seemed reasonable, but recommended reducing the size of the discharge pipe. Mr. Kelly responded that in lieu of a smaller pipe, a restrictor plate could be installed on the 12" pipe to control the rate of discharge.

Ben Haywood, Project Manager for Phoenix Construction Management, the building contractor, stated the overall dimensions of the building would be 66' x 100', with 16' sidewalls and a maximum roof height of 27'.

The interior of the building would consist of 2 wash bays, an office, chemical storage room, and the enclosed area for the holding tank. Mr. Haywood noted the placement of exterior lighting. An asphalt driveway and truck turn-around area would allow for entry to and exit from the facility from 4th Avenue S only.

Marino stated he had received a request from Alliant Energy that a 10' easement be added to the site plan, along the west side of the property to just north of the existing truck wash facility, for a pre-existing underground utility line.

Motion by Prohaska, second by Dohrmann, that the Clear Lake Truck Wash Site Plan be recommended for acceptance, with the following modifications: a) An agreement be reached between the developers and City staff regarding changing the size of or placing a restrictor plate on the discharge pipe for the detention basin pond; b) Addition of the proposed height of the truck wash building to the site plan; c) Addition of any proposed lighting for the property to the site plan; d) Addition of a 10' utility easement along the west side of the proposed building site for a pre-existing underground electrical line. All ayes.

B. Site Plan – Sunset Bay Marina Storage Building, 920 27th Ave. S, Clear Lake, IA.

Dale Entner stated he presently leases storage facilities for his marina and snow plowing business, and he desires to build his own storage facility on 5 acres of land he owns on the south edge of the City limits. He currently uses the site for off-season storage of boat lifts. The proposed colored steel pole frame building would be 30' x 90' with 10.6' high sidewalls, with a 12' x 90' x 6 .3' high enclosed lean-to on the side. The building would have gutters and downspouts, which would drain into the irrigation ditch on the south side of the property. No City utilities would be necessary at this building site; however, if needed, electricity could be brought in from an Alliant Energy line across 27th Avenue S. Rows of mature trees would screen the building on the south and west.

Mr. Applegate had reviewed the site plan and stated he could not find any glaring problems, although a site drainage report had not been submitted. Most of the adjoining properties are pasture or agricultural land, and the site has drainage ditches along the south and part of the west side of the property. In his opinion, the impact of water run-off from the building would not be significant.

When questioned regarding the entrance driveway, Mr. Entner responded he plans to continue using rock on the existing 25' drive because the underlying base is already very solid. Marino stated that it is the recommendation of City Public Works staff that there be a hard surface approach from 27th Avenue S to Mr. Entner's property line, however, Mr. Entner remained firm in his desire to use crushed rock. Prohaska asked Mr. Entner if he would be willing to install a hard surface approach in the future, if problems arise. Mr. Entner stated he did not foresee any problem developing, but would be willing to install a hard surface approach if the conditions would warrant it.

Motion by Prohaska, second by Duea, to recommend that the Site Plan for the Sunset Bay Marina Storage Building be accepted, with the condition that the owner be willing to install a hard surface approach at a later date if problems arise. All ayes.

Reports/Recommendations of Zoning Official: None.

Reports/Recommendations of Engineering Department: None

Fitzgerald declared the meeting adjourned at 6:43 p.m.

Dennis Fitzgerald, Chairman

ATTEST:

Sharon Springer, Secretary