

PLANNING & ZONING COMMISSION

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

Present: Duea, Bruns, Fitzgerald, Prohaska, Penfold, Dohrmann

Absent: Wicker

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

Motion by Duea, second by Bruns, to approve the minutes of the 8/25/09 meeting. All ayes.

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

Communications: John Marino, Building/Zoning Official, reported that he had contacted RDG with a request for printed copies of the new Comprehensive Plan for Commission members.

Unfinished Business: None.

New Business:

A. Request by Jim Hilgendorf, as agent for Warp Drive (Dale Kjellsen) and Laura Weers, to rezone property at 1513 Shore Drive from CC-2 (Community Commercial) to RM-12 (Low-Density Multi-Family Residential).

Mr. Hilgendorf stated he has signed offers to purchase Lots 7, 9, 11, & 13, Block 2, Outlet Park Addition, on which he is proposing to construct 4 town-homes. He noted the RM-12 zoning is a more appropriate fit with nature of the surrounding neighborhood, and his development plans are contingent upon rezoning. He had collected signatures of 27 property owners within 200 feet of 1513 South Shore Drive, agreeing to the zone change request.

Mr. Hilgendorf presented a preliminary layout for the site, and answered questions concerning availability of water and sewer services, sidewalks, and concerns over snow removal. He stated that if the property is rezoned for his development, he intends to work with the City to create a better turning radius for snowplows at the intersection of South Lakeview Drive and South Shore Drive. Fitzgerald reminded Commission members that rezoning of the property was the only item before them, not issues regarding variances or review of a site plan.

Motion by Prohaska, second by Penfold, to recommend that the Clear Lake City Council rezone property at 1513 South Shore Drive to RM-12. All ayes.

B. Site Plan – Titan Pro SCI

Dale Snyder, Snyder Construction thanked the Mayor, City Council, City staff, and Planning & Zoning Commission members for the cooperation and timeliness in responding to requests from his firm and Titan Pro SCI in order to meet the construction completion deadline of January 2010. He then distributed copies of a revised site plan and reviewed the basic building specifications for the seed corn and farm chemical business, which will consist of a 70,000 sq. ft. warehouse, with an additional 6,600 sq. ft. office space, to be located on Lot 5 of the Larry Luker Memorial Industrial Park 1st Addition. A loading dock, truck trailer parking area, and parking lot for approximately 30 vehicles completes the site development. The roof of the warehouse portion of the preengineered steel building will be 26' high on the east, sloping to 20' on the west side. Roof water runoff will flow to the west and be diverted through downspouts and tile to a detention pond on the north side of the building. An additional fire hydrant is to be added on the west side of the building, and a 20' access road for fire trucks, constructed of 8" recycled asphalt millings (RAP), will be centered on the lot line between Lots 5 & 6. This road will also serve as a natural waterway for drainage. The same RAP material will be used to create a hard surface dust-free truck staging area on the east side of the building. Snyder stated that if the material does not perform as anticipated, asphalt or concrete will be applied at a later date. At this time, parking lot lighting is not specified, but security lights will be installed on the side of the building.

Prohaska asked if there were any farm tiles running through the site, and Snyder responded he did not know; however, if any were encountered during site construction, they would be repaired or rerouted, per Note #12 on the site plan.

Monty Applegate, Yaggy Colby Associates, presented general review comments on behalf of the City. Most of the required illustrations were addressed by the revised site plan. Applegate noted that fire flow calculations to the proposed hydrant at the southwest corner of the building were missing. Snyder stated the building would have sprinklers with a fire pump to meet the mechanical engineer's specifications. Applegate also said the 20' ingress/egress easement along the west property line needs to be labeled as permanent hard surface and also designated as a drainage easement, and that both easements need to be recorded.

Robert Larget, project engineer with Yaggy Colby Associates, stated he had not been able to perform an adequate review of the design standards due to incomplete drainage flow calculations and because contours on the site plan do not match the drainage plan. He expressed a number of concerns regarding drainage at the site, in particular: run-off from the south and west (Lots 4 & 6 and beyond) will follow the natural flow across the southeast corner of the building site, inundating the drive and area south of the building; downspout drains on the west side of the building are undersized to handle water run-off from the 2+ acre roof area; drainage on the north side of the building to detention pond #1 will not occur because the grade runs uphill; the area near the intersection of 12th Ave. S & S 24th St. does not drain to either detention pond; the two 15" culverts on the entrance road will not handle a five-year rain event; and the need for off-site drainage. He also recommended that, in the future, developers of multi-lot sites should create a design plan for the entire area before individual building sites are developed.

John Fallis, WHKS, consulting firm for Snyder Construction, stated warehouse roof water run-off would flow to the west, collect in roof drains, and be channeled to the north to detention pond #1 and intakes along 12th Ave. S, as well as naturally draining across the hard surface access road to the west. An existing drainage swale along the east side of the site will direct surface water from the south toward detention pond #2, as well as storm sewer intakes along S 24th Street, which drain to the Outlet Creek. When questioned about the 15" culverts on the entrance drive, Mr. Fallis responded there could be minimal ponding of water in the truck trailer parking area during an excessive rainfall event.

Snyder indicated the construction timeline is very tight and cement work for the building must commence immediately. Mr. Larget commented that there are a number of ways to handle the drainage problems on the south side of the site without affecting the current layout of the building pad. Snyder offered to work with engineers from WHKS and Yaggy Colby Associates to refigure the drainage calculations, design a drainage development plan for areas to the south and west (Lots 4 & 6), and develop a drainage plan and contours for this site (Lot 5) that can be agreed upon by both sides.

Motion by Penfold, second by Dohrmann, to approve the Titan Pro SCI Site Plan, contingent upon the submittal of a reconfigured drainage plan to the satisfaction of the City's Consulting Engineer. All ayes.

Reports/Recommendations of Zoning Official: None.

Reports/Recommendations of Engineering Department: None

Fitzgerald declared the meeting adjourned at 7:00 p.m.

Dennis Fitzgerald, Chairman

ATTEST:

Sharon Springer, Secretary