

May 18, 2009

Planning Commission

The meeting was called to order at 5:30 p.m.

Present: Randy Leiker, Jim Ecker, Tom Becher, Jim Cotter, Leanne Meidam-Wincentsen, Greg Kippenhan, and Ken Zilisch.

Has the agenda been properly posted? Yes

Approve the March meeting minutes.

Jim Cotter made a motion to approve the March meeting minutes. Tom Becher seconded the motion and it was carried.

Public hearing – Special Use for Immanuel Lutheran Church for a Church/School facility in an agricultural zoned area – W7265 School Road.

The hearing was called to order at 5:32 p.m.

A special use allows use of a church in an agricultural district. Since they are expanding, we have to do a special use. No one spoke for or against the special use.

Tom Becher made a motion to close the public hearing. Ken Zilisch seconded the motion and it was carried and closed at 5:34 p.m.

Site plan – Immanuel Lutheran Church - W7265 School Road.

Randy Leiker questioned if the height of the church has been cleared with the airport? Is the detention pond wet or dry? Bob Givens stated within two miles of the airport, they are prohibiting wet ponds. This needs to be looked into to see if they need netting or bird balls. Jim Ecker questioned drainage. The area drains to the south and a bio-filter to the north. The existing plan drains into the southeast corner of the property and exits into a wetland. The drainage is not oversized. The engineer stated the pond is sized by the requirements of the Town. Bob Givens stated there are a few odds and ends that need to be cleaned up but nothing major.

The outflow into the wetland area is not the same sheet area as before. With the current standards we should see a reduction in the rate of flow. It was a shallow concentrated flow before. Snow removal was questioned. Where will it go? Will the pond hold the snow? It will go to that area. There is a 10' area along the east property where they can go with some snow. There is a potential problem with the spillway. What is going to happen downstream? Will there be an erosion problem? Riprap will be put in at the end of the pipe. The wet pond is 5' deep. It will always have 5' of water in it. There is 5' of bounce area for over flow. The pond will not get more than 9' deep. The safety shelf is 10'. The spillway should technically never be used. It is figured on the 100 year storm.

Dave Tebo stated the internal landscaping on the top part of the parking area meets the square footage requirement so they do not have to do it on the bottom. Our ordinance allows for this

variation from the ordinance. The height of the building needs a variance. The Board of appeals will need to hear the variance. The existing church will remain for awhile. They are not sure of the time the existing house will be demolished.

The height of building and wet detention pond in the airport area need to be clarified in writing and also the stormwater outfall area going onto the Calnin and Goss property by the Town Board meeting. It was suggested that the engineer come up with some ideas and sit down with Steve from Calnin.

Tom Becher made a motion to approve conditioned on the variance for the height of the building, the drainage and the other conditions of the staff review for the Special Use Permit Greg Kippenhan seconded the motion and it was carried.

Steve from Calnin and Goss was concerned about single point of water going out. It will make a direct impact on the farmer tilling the land. Before it was crossing 200' or 300' of grass and did wash some things out. They are concerned about this. The whole strip is farmed. Jim Ecker questioned if the outfall pipe can get spread out. Bob Givens stated there are a number of options he can look at. As long as he can be guaranteed it will not erode the land Calnin and Goss will be ok with it.

Site plan – this has to go to the Board of Appeals for the height of the church. Greg Kippenhan made a motion to approve the site plan with the same conditions as above for the Special Use. Tom Becher seconded the motion and it was carried.

Site plan – New parking lot and two new building additions - Valley Bakers – W6470 Quality Drive

Curt from consolidated spoke for the project. They are proposing a truck parting lot. They are adding 39 parking stalls. They are also adding a cooler/freezer addition and an office addition. As part of previous site plan they built a drainage pond. It meets the requirements of the ordinance. The bird netting was installed on the previous pond. The new truck parking will go to the north. About the same amount of water that went to the north will still go to the north. Any additional construction will require additional storage. Dave Tebo stated in the asphalt area we have some screening requirements because of the truck parking area that need to be met.

Jim Ecker made a motion to approve with the landscaping along the truck area and the conditions of the staff review and the fire protection note. Jim Cotter seconded the motion and it was carried.

Proposal for a variance from the Subdivision Ordinance under the requirement for a Conservation Subdivision for Randy Servin immediately west of Farms of South Creek, South.

Tebo stated a variance is needed for this parcel of land. It was one long piece of property with four lots. Now there is interest in dividing the lot into another lot which would be five lots. He would have to do a two lot plat. In our variance section it allows this if we think this is something that is doable. They are dealing with a unique case. He would be asking for the variance to the Conservation Subdivision Ordinance because it is outside the Sanitary District.

The Planning Commission can grant this variance without the lots meeting the conservation area requirements. Lot 3 would be split in half. Jim Ecker is concerned about what makes this unique. He does not see anything special about the lot.

Jim Cotter made a motion to deny. Leanne Meidam-Wincentsen seconded the motion and it was carried.

Board of Appeals alternate.

Jim Cotter and Jim Ecker have volunteered to serve as alternates on the Board of Appeals.

Town Administrator.

Big box add text to the ordinance and go to a public hearing.

Adjourn Planning Commission meeting.

Tom Becher made a motion to adjourn the Planning Commission meeting at 6:55 p.m. Jim Cotter seconded the motion and it was carried. 6:55 p.m.

Deborah Wagner,
Town Clerk