

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON

Tuesday, January 5, 2020

The meeting was held via Zoom Video Conference and was made accessible through the Zoom meeting log-in, call-in phone number and also viewed live via YouTube, Facebook, and Community Access TV Channel 15.

The Plan Commission meeting was called to order by Acting Chairman Morrisette at 6:35 p.m.

COMMISSION MEMBERS PRESENT. Rich O'Connor, Randy Morrisette, Mary Claire Potter, Frank Rhoades, Kurt TeWinkel, and Fred Yoerg.

COMMISSION MEMBERS ABSENT. Pat Casanova.

STAFF MEMBERS IN ATTENDANCE. Emily Boles and Tiffany Weiss.

OTHERS PRESENT. Bob Hanson, Wendy Hanson, David Estreen, Karen Neset, Mike Schendel, and others present.

Discussion and possible action on December 8, 2020 meeting minutes. Motion by Yoerg, seconded by Morrisette to approve the minutes of the December 8, 2020 Plan Commission meeting. All Ayes (6). Motion Carried.

PUBLIC HEARINGS.

Public hearing on a conditional use permit (CUP) application for garage height to exceed 20 feet at 809 Third Street – Robert & Wendy Hanson. O'Connor opened the public hearing and asked for public comments. Mike Schendel, 808 Second Street, stated that he is "all for the project" and is in support of the project as a great improvement to the community.

Karen Neset, 727 Third Street, said she had a conversation with Bob and was pleased that the Hanson's were sensitive to the architecture and historic nature of the neighborhood. Neset stated their only concern was that the garage not be used as a rental unit which was addressed in the conditions of approval.

Emily Boles, Community Development Executive Assistant, noted that staff received a phone call from Jim Eulberg, owner of 819 Third Street, on December 9, 2020 stating he had no problems or concerns about the proposed garage project. Yoerg stated that the neighbor to north at 817 Third Street was not commenting. O'Connor asked for any further public comments. Motion by Yoerg, seconded by Morrisette to close the public hearing. All Ayes (6). Motion Carried.

NEW BUSINESS.

Discussion and possible action on a conditional use permit (CUP) application for garage height to exceed 20 feet at 809 Third Street – Robert & Wendy Hanson Tiffany Weiss, City Planner, reviewed the staff report. Potter asked if the garage replacement was the only work being performed. Wendy Hanson stated that in addition to the garage they planned a small mudroom addition to the house. Motion by Yoerg, seconded by Rhoades to approve a conditional use permit for the construction of a 23 ft 9.5 in garage height at 809 Third Street with the following conditions:

1. Property owner to obtain Building Permit as needed prior to construction activities.
2. Property owner must obtain necessary Conditional Use Permit approval from the Common Council.
3. The detached garage space shall not be used as an accessory dwelling unit.
4. Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.

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5. All conditions run with the land and are binding upon the property owner and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original property owner from meeting any conditions.

All Ayes (6). Motion Carried.

Discussion and possible action on a downtown design review certificate for 517 Second Street – SignArt USA
Weiss reviewed the staff report. Motion by Morrissette, seconded by Yoerg to approve the downtown design review certificate for 517 Second Street to install a projecting sign, wall sign, and door vinyl decal. All Ayes (6). Motion Carried.

OLD BUSINESS. None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS. None.

Potter asked when the Plan Commission will see updates for the comprehensive plan. Weiss stated that they were working on creating focus groups for the business districts and then draft chapters would be brought forward.

ADJOURNMENT.

Motion by Morrissette, seconded by TeWinkel to adjourn at 6:45 p.m. All ayes (6). Motion Carried.

Respectfully submitted,
Emily Boles, Acting Secretary