

REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, January 22, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:08 p.m.

PRESENT. Pat Casanova (arrived at 6:10 p.m.), Randy Morrissette, Rich O'Connor, Kurt TeWinkel, and Fred Yoerg.

ABSENT. Mary Claire Potter and Frank Rhoades.

OTHERS PRESENT. Tom Tomaro, Larry Offerman, Emily Sorenson, Tiffany Weiss, and others present.

Discussion and possible action on December 18, 2018 meeting minutes. Motion by Yoerg, seconded by TeWinkel to approve the minutes of the December 18, 2018 Plan Commission meeting. All ayes (4). Motion Carried.

**NEW BUSINESS.**

Public hearing on the continuation of the conditional use permit (CUP) for a seasonal/temporary garden center at 1800 Ward Avenue – Plant Place Inc. Chairman O'Connor opened the public hearing and asked for comments. No public comments were made. Tiffany Weiss noted that staff had not received any phone calls or comments from neighboring properties. Motion by Yoerg, seconded by Morrissette to close the public hearing. All Ayes (4). Motion Carried.

Discussion and possible action on the continuation of the conditional use permit (CUP) for a seasonal/temporary garden center at 1800 Ward Avenue – Plant Place Inc. Weiss reviewed the staff report highlighting Plant Place's operation time between mid-April to mid-July. Motion by Yoerg, seconded by Morrissette to approve the conditional use permit continuation for a seasonal/temporary garden center with the following condition(s):

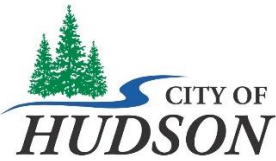
1. Limited to a period of April 15 to July 10 of each year.
2. Any signage to be approved by the Community Development Department each year.
3. That the permit be reviewed in five (5) years.
4. That the applicant adheres to all state, federal, and local permitting requirements.

All Ayes (4). Motion Carried.

Public hearing on the continuation of the conditional use permit (CUP) for an outdoor sales area at 1301 Gateway Circle – Offerman Enterprises, LLC Chairman O'Connor opened the public hearing and asked for comments. No public comments were made.

Commission member Casanova arrived at 6:10 p.m.

Weiss stated that staff had received one inquiry call. Sorenson added that the call was from a neighboring resident asking for general information about the conditional use permit and that they had no issues with the Offerman Enterprises operation to date. Motion by Morrissette, seconded by Yoerg to close the public hearing. All Ayes (5). Motion Carried.



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Discussion and possible action on the continuation of the conditional use permit (CUP) for an outdoor sales storage area at 1301 Gateway Circle – Offerman Enterprises, LLC

Weiss reviewed the staff report and stated that the applicant is requesting the continuation of the conditional use permit. No issues have been reported to City staff. Yoerg confirmed that the parking stalls are all off-street parking stalls. Yoerg stated the location is out of the way and has been a non-issue location. Sorenson stated that the applicant was in the audience if the Plan Commission had any specific questions. The applicant, Larry Offerman, confirmed that a five-year review would be acceptable. Motion by Yoerg, seconded by Casanova to approve the continuation of a conditional use permit for an outdoor sales storage area with the following condition(s):

1. That sales items shall not be displayed outdoors for more than three (3) weeks.
2. That the storage area consists of up to 10 parking stalls.
3. That the permit be reviewed in five (5) years.
4. That the applicant adheres to all state, federal, and local permitting requirements.

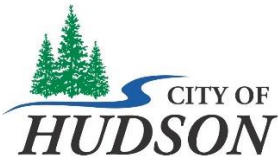
All Ayes (5). Motion Carried.

Discussion and possible action on downtown design review of Hudson Tap at 417 Second Street

Weiss reviewed the staff report for the building and façade changes to the former Rio Loco restaurant site. Morrissette noted that he has only heard positive responses to the proposed changes. A member of the applicant group, Tom Tomaro, confirmed the awning color will be changed to black. Yoerg stated that small signs have been encouraged in the downtown area to keep an “old town” feel. Yoerg continued to request if it was possible to reduce the size of the main exterior sign. Tomaro stated that multiple sizes had been considered and they felt that the size presented fit best. Discussion was continued regarding sign size. O’Connor inquired to the reported complaints of the former Rio Loco’s façade. Morrissette stated that there were complaints about the building color. Casanova stated that the downtown overlay district criteria may not be restrictive enough. Discussion was held regarding the previous building facades. O’Connor inquired if the proposed color could be darkened more. Tomaro expressed that multiple buildings in the downtown area are a similar color. Discussion was held regarding the possibility of darkening the color. O’Connor inquired as to why Rio Loco was not successful and the offerings at the Hudson Tap. Tomaro stated that Rio Loco was successful during the tourism season, but business dropped during the fall and winter. Tomaro continued to state that Hudson Tap will be a sports bar offering retro and modern games. Motion by Morrissette, seconded by Yoerg to approve the downtown design review for Hudson Tap at 417 Second Street with the condition that a darker paint scheme be submitted by Council review. All Ayes (5). Motion Carried.

Discussion and possible action on recommending the Common Council set a public hearing date for an amendment to Municipal Code, Chapter 255, Zoning to include small animal or reptile education businesses.

Weiss stated that there has been inquires from persons interested in developing small animal and reptile educational facilities and city code does not address if the use is permitted. Yoerg stated that more details in the type of business. Discussion was held regarding animal sales and businesses, animal containment and cruelty, and compliance with the DNR. Yoerg requested examples of similar businesses in other cities. Motion by Yoerg, seconded by Casanova to direct staff to acquire more details on the proposed business including purpose and intent and to research similar codes in other cities.



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Discussion: TeWinkel asked if code addresses zoos. Weiss indicated that code does not address zoo uses. Casanova stated that the primary business use is important inquiring if education would be primary compared to other uses such as sales. Sorenson stated that the code amendment is intended to address a gap in code which does not address animal business uses and would not be intended to be tailored to an individual business. All Ayes (5). Motion Carried.

**UNFINISHED BUSINESS.**

None.

**COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.**

None.

**ADJOURNMENT.**

Motion by Yoerg, seconded by TeWinkel to adjourn at 6:45 p.m. All ayes (5). Motion Carried.

Respectfully submitted,  
Emily Sorenson, Acting Secretary