

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, February 25, 2020

The Plan Commission meeting was called to order by Acting Chairman Morrisette at 6:00 p.m.

COMMISSION MEMBERS PRESENT. Pat Casanova, Randy Morrisette, Kurt TeWinkel and Fred Yoerg.

COMMISSION MEMBERS ABSENT. Rich O'Connor, Mary Claire Potter, and Frank Rhoades.

STAFF MEMBERS IN ATTENDANCE. Emily Boles, Kip Peters and Tiffany Weiss.

OTHERS PRESENT. John Friel, Tom Schuette and Matt Franzini.

Discussion and possible action on February 4, meeting minutes. Motion by Casanova, seconded by TeWinkel to approve the minutes of the February 4, 2020 Plan Commission meeting. All Ayes (4). Motion carried.

PUBLIC HEARINGS. None.

NEW BUSINESS.

Discussion and possible action on final development plans for Public Utilities Storage Building at 1201 Livingstone Road – City of Hudson Public Utilities. Weiss reviewed the staff report. Yoerg asked if any part of the building would be heated. Kip Peters, City of Hudson Utilities Director, stated that the building would be heated by overhead radiant heat. It was confirmed that the structure would be all metal and the exterior colors would match the existing buildings on site. No office space will be in the building and it will be used for storage. Motion by Yoerg, seconded by Casanova to approve the final development plans with the following conditions:

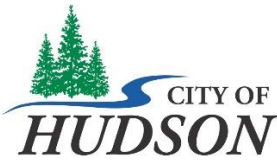
1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Common Council.
3. Property owner must obtain final development plan approval from the Common Council.

All ayes (4). Motion carried.

Discussion and possible action on concept and final development plans and downtown design review for the wastewater treatment plant expansion – City of Hudson Public Utilities. Weiss reviewed the staff report. Yoerg asked if the project would improve the odor by the treatment plant. Peters stated that the odor control equipment is being updated. Discussion was held regarding site location, utility rates, and the project timeline. Peters noted that a rate study was underway to determine how much the rates will increase. The site improvements will start in 2020 to avoid the majority of the 2021 State Hwy 35/Second Street roadway project. John Friel, SEH representative, reviewed the site capacity. Motion by Yoerg, seconded by Casanova to approve the concept/final development plans and downtown overlay design with the following conditions:

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the and Common Council.
3. Property owner must obtain final development plan approval from the Common Council.

All ayes (4). Motion carried.



REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, February 25, 2020

Discussion and possible action on concept and final development plans for site improvements at 2401 Crest View Drive – Kwik Trip Inc. Boles reviewed the staff report and stated that a Kwik Trip representative was available for specific questions. Yoerg asked how traffic flow would change the congestion on site. Matt Franzini, Kwik Trip Inc. representative, stated that improvements include the “right-in only” on Gateway Boulevard near the Crest View stop light. He said that the tanks will be moved to the south side of the property and fuel transport trucks will no longer be in the flow of traffic. Additionally, the fuel tanks will all be double-walled and will have increased storage capacity. Discussion was held regarding traffic control and congestion at the Crest View intersection. Motion by Yoerg, seconded by Casanova to approve the concept/final development plans noting that the Public Safety Committee and/or city staff may need to review traffic control and congestion at the Crest View Drive and Gateway Boulevard Intersection in the future with the following conditions:

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by Common Council.
3. Property owner must obtain final development plan approval from the Common Council.

All ayes (4). Motion carried.

OLD BUSINESS.

Discussion and possible action on neighborhood notification mailing distance

Boles reviewed the mailing distance discussion that was held at the previous meeting. She stated that city staff had reviewed the mailing policy for neighboring communities of similar size and found that the City of Hudson’s mailing distance is the same or greater than many others and often more extensive. Yoerg proposed to keep the same mailing distance of 300 feet. Morrissette agreed and noted that the distance worked well for the recent mailing to residents near Anderson Park. The Plan Commission members agreed that the existing policy of a 300 feet mailing distance is adequate. No formal action was taken.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Short-term home rentals code amendment update.

Weiss noted staff is still working with the city attorney to finish the details of the draft short-term home rentals code amendment.

ADJOURNMENT.

Motion by Casanova, seconded by TeWinkel to adjourn at 6:30 p.m. All ayes (4). Motion carried.

Respectfully submitted,
Emily Boles, Acting Secretary