

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, February 26, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:02 p.m.

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter (arrived at 6:20 p.m.), and Fred Yoerg.

ABSENT. Frank Rhoades and Kurt TeWinkel.

OTHERS PRESENT. Lucas Woodland, Jon Meyer, Emily Roberts, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on January 22, 2019 meeting minutes. Motion by Yoerg, seconded by Casanova to approve the minutes of the January 22, 2019 Plan Commission meeting. All Ayes (4). Motion Carried.

NEW BUSINESS.

Discussion and possible action on a recommendation to Council on a zoning map amendment from B-2, General Business to PRD-3, Planned Residential Development and a comprehensive plan amendment from General Commercial to High Density Residential

Public hearing on a conditional use permit (CUP) application for a planned residential development preliminary master plan at St. Croix County tax parcel 236-1975-16-000 – Gerrard Development, LLC

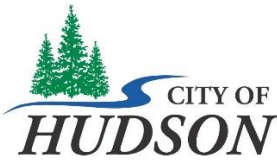
Discussion and possible action on a conditional use permit (CUP) application for a planned residential development preliminary master plan at St. Croix County tax parcel 236-1975-16-000 – Gerrard Development, LLC

Discussion and possible action on concept development plans for The Maxwell Phase II at St. Croix County tax parcel 236-1975-16-000 – Gerrard Development, LLC

Items 3A-D: Applications withdrawn by applicant on 2/25/2019.

Discussion and possible action on the continuation of a certificate of compliance for a multi-use CrossFit gym and additional fitness/recreational uses at 2801 Harvey Street – C1-Athletics – CrossFit St. Croix. Tiffany Weiss reviewed the staff report and recommended conditions of approval. Motion by Yoerg, seconded by Casanova to amend the review period condition of approval from twelve months to three years. All Ayes (4). Motion Carried. Motion by Yoerg, seconded by Casanova to approve the certificate of compliance with the following condition(s):

- That the applicant adheres to all state, federal and local permitting requirements.
- That the certificate of compliance be issued specific to a multi-use building as proposed by the applicant to be located at 2801 Harvey Street.
- That the mezzanine be completed to be fit for occupation and a handicap parking space be identified as required by the project permit (City of Hudson Building Permit 2018-00065).



REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON

Tuesday, February 26, 2019

- That the certificate of compliance be reviewed by the Plan Commission and Common Council in three years.

All Ayes (4). Motion Carried.

Discussion and possible action on downtown design review of Wells Fargo at 600 Second Street. Morrissette inquired where a dumpster will be located during the project time. Mike Johnson stated that the dumpster location will be reviewed by staff. Motion by Morrissette, seconded by Yoerg to approve the downtown design review with the condition that city staff review dumpster placement. All Ayes (4). Motion Carried.

Discussion and possible action on recommendation to Council on temporary zoning for those lands included in the Hearth Development LLC/Atwood Revocable Trust petition for direct annexation by unanimous approval, parcels 020-1085-30-000 and 020-1085-20-000. Johnson reviewed the staff report. Motion by Morrissette, seconded by Yoerg to recommend the Common Council zone the properties in the petition to the City's AR-Agricultural Residential zoning district. All Ayes (4). Motion Carried.

UNFINISHED BUSINESS.

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. Johnson stated that staff often receive unique types of land use inquiries and are looking to establish an approval process for small animal or reptile education uses. Emily Roberts, Snake Discovery owner, discussed her proposed reptile education facility and retail store. Discussion was held regarding native vs non-native species, animal sales, and animal escapes. Roberts listed multiple similar facilities including Twin Cities Reptile, Reptarium, and RAD Zoo. Roberts stated she already has commercial liability insurance. Discussion was held regarding invasive species.

Commission member Potter arrived at 6:20 p.m.

Johnson proposed the use may be classified as a zoo and retail pet store. Motion by Yoerg, seconded by Casanova to postpone consideration to give staff further time to research similar uses and zoning code in other communities. All Ayes (5). Motion Carried.

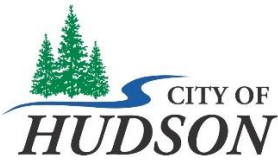
COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Next meeting date is scheduled for Tuesday, March 12, 2019 at 6:00 p.m.

Morrissette stated he would like the Eleventh Street bridge to continue to be considered for improvement and widening.

Jon Meyer, representative for the Wells Fargo roof project, arrived. Emily Sorenson stated the item was approved. Discussion was held regarding dumpster placement.

Johnson stated that Mary Claire Potter was officially appointed to the Downtown Design Review Committee.



REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, February 26, 2019

Casanova inquired to the status of the upcoming comprehensive plan update. Johnson said that the Common Council approved the request for proposal at their meeting on February 25, 2019. Potter confirmed that the waterfront vision study is included in the scope of the comprehensive plan.

Yoerg noted concerns for snow storage. He noted that city plows have been throwing snow into the sidewalks. Johnson stated that snow storage and boulevard width is a subject to be a consideration when new developments are reviewed.

ADJOURNMENT.

Motion by Yoerg, seconded by Casanova to adjourn at 6:37 p.m. All ayes (5). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary