

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, April 23, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:00 p.m.

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter, Frank Rhoades, and Fred Yoerg.

ABSENT. Kurt TeWinkel.

OTHERS PRESENT. Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on April 9, 2019 meeting minutes. Motion by Rhoades, seconded by Yoerg to approve the minutes of the April 9, 2019 Plan Commission meeting. All Ayes (6). Motion Carried.

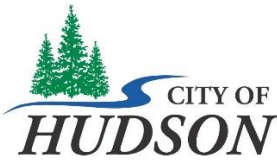
NEW BUSINESS.

Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from RM-1, Multiple Family Residential to RM-2, Multiple Family Residential and a comprehensive plan amendment from Medium Density Residential to High Density Residential at St. Croix County Tax Parcel 236-2041-00-000 – LandVest, LLC Weiss reviewed the staff report and noted that the property was rezoned from general business to multiple family in 2018. Discussion was held regarding dwelling unit density, site access, and tax implications. Motion by Yoerg, seconded by Rhoades to recommend the Common Council set a public hearing date. All Ayes (6). Motion Carried.

Discussion and Possible Action on concept development plans for Luther Hudson Chevrolet Expansion and Site Improvements at 1220 and 1250 Crest View Drive – The Luther Company, LLLP Weiss reviewed the staff report. Morrisette stated that the project is a much-needed site improvement. Motion by Morrisette, seconded by Casanova to approve the concept development plans with the following condition(s):

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 Plan Commission and Common Council.
3. That the property owner obtain approval for subdivision by certified survey map (CSM) to combine the parcels at 1220 and 1250 Crest View Drive from the Plan Commission and Common Council.
4. That updated site lighting, grading/drainage/paving/erosion control, and utilities plans be submitted prior to final development plan consideration by the Plan Commission and Common Council.

All Ayes (6). Motion Carried.



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Discussion and Possible Action on final development plans for a building addition at 2700 Harvey St – HP Group, LLC Johnson suggested that an addition condition of approval be added to address the business park open space requirements. Motion by Casanova, seconded by Yoerg to approve the final development plans and with the following condition(s):

1. That the site improvements adhere to the approved development and construction processes 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. That the property at 2709 Enloe Street be acquired by HP Group, LLC and be merged with 2700 Harvey Street via a conveyance filing with the St Croix County Register of Deeds office prior to receiving a building permit.
4. That an access agreement be filed between all property owners at 2709 Enloe/2700 Harvey, 2705 Enloe, and 2701 Enloe regarding driveway access onto Enloe Street prior to receiving a building permit.
5. That the St. Croix Business Park open space requirements be satisfactorily addressed.

All Ayes (6). Motion Carried.

UNFINISHED BUSINESS.

None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Weiss stated that a Plan Commission member will be appointed to the comprehensive plan review committee.

Yoerg expressed concern with the parking enforcement and parking of boat trailers in the downtown area.

ADJOURNMENT.

Motion by Casanova, seconded by Yoerg to adjourn at 6:14 p.m. All Ayes (6). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary