

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, May 7, 2019

The Plan Commission meeting was called to order by Acting Chairman Morrissette at 6:05 p.m.

PRESENT. Pat Casanova, Randy Morrissette, Mary Claire Potter, Frank Rhoades, and Fred Yoerg.

ABSENT. Rich O'Connor and Kurt TeWinkel.

OTHERS PRESENT. Greg Johnson, Nick Vivian, Emily Sorenson, Mike Johnson, and others present.

Discussion and possible action on April 23, 2019 meeting minutes. Motion by Casanova, seconded by Yoerg to approve the minutes of the April 23, 2019 Plan Commission meeting. All Ayes (5). Motion Carried.

NEW BUSINESS.

Discussion and Possible Action on final development plans for a building expansion at 2801 Enloe St – Kobra Molds, LLC Motion by Yoerg, seconded by Casanova to approve the final development plan 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 a landscaping plan and lighting plan be provided to City staff, and all comments by City staff regarding such plans, be satisfactorily addressed prior to Common Council consideration.

All Ayes (5). Motion Carried.

Discussion and Possible Action on a downtown design review of a sign package for Holiday gas station at 210 2nd St – Indigo Sign Works Johnson reviewed the sign package and noted that an additional request for LED tube lighting was received by staff on May 6, 2019. Johnson stated that staff recommends the approval of the sign package, but denial of the LED tube lighting pursuant to §255-17(1-10), *Downtown Design Standards*. Motion by Yoerg, seconded by Rhoades to deny the proposed blue LED tube lighting on the building, freestanding sign, and canopy and approve the remaining sign package and design review with the following condition(s):

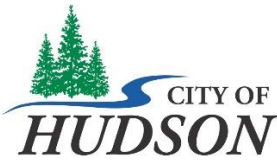
1. That the sign permit application fee be paid prior to final sign permit approval.

All Ayes (5). Motion Carried.

Discussion and Possible Action on a downtown design review of a sign package for Valley Cartage at 721 1st St – Signart Co, Inc. Motion by Potter, seconded by Yoerg to approve the sign package and design review with the following condition(s):

1. That the sign permit application fee be paid prior to final sign permit approval.

All Ayes (5). Motion Carried.



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Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development at St. Croix County Tax Parcel 020-1085-30-000 – Hearth Development, LLC
Discussion was held regarding planning reviews, intersection improvements, proposed land uses, and housing densities. Motion by Potter, seconded by Yoerg to recommend the Common Council set a public hearing date of June 17, 2019. All Ayes (5). Motion Carried.

Discussion and Possible Action on recommending the Common Council set a public hearing date for a zoning map amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development and B-2, General Business at St. Croix County Tax Parcel 020-1085-20-000 – Hearth Development, LLC
Johnson stated that this is the larger of the two recently annexed parcels. Potter inquired as to where the senior housing will be located. Greg Johnson, 3300 Rice Street, St. Paul, MN and Hearth Development, LLC representative, said that two multi-family building pads were proposed to be located at the center of the property. G. Johnson stated that the south pad is intended to be the senior housing (55+ years of age) structure. Discussion was held regarding housing prices. Nick Vivian with Eckberg Lammers, P.C. and applicant representative reviewed the rezoning request and highlighted consistency with the comprehensive plan. Motion by Casanova, seconded by Yoerg to recommend the Common Council set a public hearing date of June 17, 2019. All Ayes (5). Motion Carried.

UNFINISHED BUSINESS.

None.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

Morrisette stated that Fred Yoerg was appointed to the Comprehensive Plan Review and Steering Committee at the Common Council meeting on May 6, 2019.

ADJOURNMENT.

Motion by Casanova, seconded by Yoerg to adjourn at 6:27 p.m. All Ayes (5). Motion Carried.

Respectfully submitted,
Emily Sorenson, Acting Secretary