

SPECIAL JOINT MEETING  
COMMON COUNCIL/  
PLAN COMMISSION  
January 25, 2021

5:00 MGR  
Mayor Schoen called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

*Present:* Ken Williamson, Scott Hoffmann, Jill Grogan (via phone), Chris Goke, Wanda Tucker, Richard Workman Sr., Mayor Schoen, John Bork, Dave Mattes, Tom Nolan, Jeff Keller, Lynette Miller

*Others Present:* Cody Bessette, Dan Herzberg (GRAEF), Paul Schroeder (5:12 p.m.), Todd Bessette (5:12 p.m.), Todd Prellwitz (5:20 p.m.)

m/s/c Hoffmann/Workman to approve the agenda.

m/s/c Hoffmann/Miller to deviate from the order of agenda if necessary.

m/s/c Bork/Mattes to approve the Plan Commission minutes from May 5<sup>th</sup>, 2020.

**Acknowledgement of Citizens/Open Forum:** None.

**Building and Site Plan Review – 117 Industrial Avenue – Todd Prellwitz:** *Correction* - address should read 107 Industrial Avenue. Attorney Meyer provided a letter to the council. Waiting for building and site plans. Zoning is Manufacturing; no zoning change needed. Schoen gave background for the benefit of the Plan Commission members that may not have been aware of the pending sale. Closing documents are not signed yet. Hoping for a spring/early summer start.

**Potential Housing/subdivision Development:** Schoen reached out to several area contractors prior to the meeting to get input. Herzberg provided a new plan that has primarily ½-acre lots. Herzberg also provided a spreadsheet on estimated costs and revenues; it assumes an asphalt road and home values of \$175,000. Bork provided a “hand-CAD” drawing for phased development. There is interest in building apartments, duplexes and single-family homes. Previous drawings from GRAEF, with estimated costs, were reviewed; cost to develop the entire area north of Mavis Road was estimated at around \$8 million, which was determined not feasible from the city’s standpoint. Focus shifted to the phased approach. Discussions on water pressure/supply, contours, sanitary sewer, private wells, potential tax revenue, increased population, ponding, parks and a De Groot cost estimate. No funds have been expended on this project yet.

Bork’s Phase #1 plan is for four 200’ x 200’ lots coming off Mavis Road for apartments/senior living.

Schroeder is more interested in apartments to start. Discussions on making larger lots, especially to the north, to make development more desirable.

**Deviated back to: Building and Site Plan Review – 107 Industrial Avenue – Todd Prellwitz:** Prellwitz reported his building plans are at the state waiting for approval. The first set of requirements Herzberg sent to him are complete, Prellwitz has questions on civil engineering for less than a 5,000 sq. ft. building. and for less than 3/8 of an acre of land disturbance; Herzberg needs to see the layout and review. As soon as plans are received, staff can review for compliance before passing it on to Plan Commission.

**Deviated back to: Potential Housing/subdivision Development:** If more than four lots are involved, a plat is required. Four parcels or less just requires a CSM. Herzberg said we want a plat because the plan is to continue with additions in the future.

Discussion on zoning; area is currently Agricultural; apartments would be R4; duplexes are R3.

Cody Bessette is only interested in single-family or duplexes. He does not want to put up a single family next to a large apartment building.

Schroeder suggested everything on the east side of the proposed road be multi-family as a “buffer” to the commercial area. Minimum lot sizes for duplexes should be 120’; minimum lot size for multi-family should be

200'. Discussion on 8 or 12 units and potential rent. Schroeder would be interested in building an assisted living facility, but not in running it.

Nolan agrees single-family and duplexes should not be mixed in with multi-family.

Discussion on private lots throughout the city that already have water and sewer available. Cody Bessette would consider building in other areas, like the golf course, if lots were available.

Discussion on putting in at least the first 400' east of the farm. Manholes and hydrants are typically spaced 400' apart.

Todd Bessette agrees the lots should be bigger in the north half and thinks there should be curb.

Discussion on building duplexes and single-family west of the farm.

Schroeder has started preliminary plans and is about 30 days away from completion. Rezoning will take 8 to 12 weeks. City financing needs to be arranged once the cost estimates are in.

m/s/c uroll Williamson/Goke to have GRAEF put together numbers for road, water and sewer for the first 800 feet on both sides of the farm on Mavis Road and to get the zoning change underway for R-4 on the east side of the farm and R-2 or R-3 for the area west of the farm; Grogan was not present.

Herzberg will bring a contract to the next council meeting for survey work. A Plan Commission meeting and Public Hearing for the rezoning will be scheduled.

m/s/c Williamson/Goke to adjourn. Time: 6:11 p.m.

Mary S. Rogers  
Clerk-Treasurer