

SPECIAL JOINT COMMON COUNCIL/  
PLAN COMMISSION MEETING  
March 29, 2021

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

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

*Arriving Later:* Chris Goke (5:08 p.m.)

*Absent:* Ken Williamson

*Others Present:* Susan Ainsworth, Suzanne Pruess, Al Young, Dan Herzberg (GRAEF), Todd Prellwitz

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

m/s/c Keller/Bork to deviate from the order of agenda if necessary.

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

**Lot Considerations – 102B Riverview Drive – Susan Ainsworth:** Ainsworth purchased 102B Riverview Drive about 2 years ago and is being denied refinancing because of the property description/division. Ainsworth and Pruess own the lot together; Ainsworth wants to survey off her side. GRAEFS surveyor reviewed Ainsworth's surveyor's documents/emails. GRAEF recommends they do a Condo Plat to get it into unit 1 and unit 2. This is not a City of Marion issue. This property was originally set-up to be a duplex. Discussion on condo plat, condominium financing and surveying. The way the deed description is written is an issue that Ainsworth needs to address; it has a lot of ambiguity. Herzberg recommended Ainsworth hire a surveyor to do a condo plat and then the bank shouldn't have an issue.

**Building and Site Plan Review – 107 Industrial Avenue – Todd Prellwitz:** Prellwitz provided his state approved building plans. HVAC & electrical plans are pending. Bork and Mattes were thanked for their input through the process. He's looking at doing a 16" culvert. Driveway width is limited to 24' in our ordinance; he wants to increase his driveway width to 30'; discussion on a variance or ordinance change. Herzberg distributed some general site design comments he sent to Prellwitz. Drainage is a main concern; Herzberg would like to see how the water will get to the existing pond. Herzberg would also like to see the culvert plans in the drawing as well the parking lot grades and the building elevations. Herzberg provided a copy of plans received for another community that are more typical of what they see. Prellwitz was given a building permit application from the city. The building inspector will be reviewing/inspecting. No DNR requirements because it's under the minimum acreage. The development cannot cause a new problem for surrounding property owners. Roofline will run north/south. Floor elevation will be 30" above the road. Discussion on culverts, fill and foundation work. After discussion, the council/commission recommended doing an ordinance change to allow larger commercial driveways. m/s/c uroll Bork/Keller to approve the state approved building & site plans as presented by Prellwitz.

**Building and Site Plan Review – Mavis Road Development Area – Paul Schroeder:** No plans received. Goke reported the developer settled on an 8-unit plan with garages underneath. Separate garages would not be needed. The city is getting ready to expend funds for the infrastructure based upon his interest in building. Schroeder assured it is still a go and they are still very interested in proceeding.

**Street Naming – Mavis Road Development Area:** Get suggestions to Rogers.

**CLOSED SESSION:** Not needed.

**OPEN SESSION:** n/a.

m/s/c Workman/Hoffmann to adjourn. Time: 5:36 p.m.

Mary S. Rogers  
Clerk-Treasurer