



MINUTES

1. CALL TO ORDER

Greg Buckley called the meeting to order at 5:30 PM.

2. ROLL CALL

Present (Plan Commission): Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, and Adam Wachowski.

Present (City Council): Mark Bittner, Bill LeClair, Darla LeClair, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, and Adam Wachowski.

Excused: Doug Brandt and Shannon Derby.

Also Present: Joe Bronoski, Basudev Adhikari, Aryan Karki, Tracey Koach and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Request for a Conditional Use Permit for assisted living, congregate housing, and a residential care facility for the elderly located at 2500 Garfield Street, in the IPF Institutional/Public Facilities District, submitted by NHS 1 Hamilton Drive LLC (applicant and owner).

A new owner has taken ownership of the Northland Lodge Facility property; therefore, a new conditional use permit is required.

A motion was made to recommend the Conditional Use Permit to the City Council.

Motion made by Wachowski, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

B. Review of Site and Architectural Plan for the construction of a Planned Unit Development (PUD) for a residential development at 3000 Forest Avenue, submitted by Quasius Construction, Inc.

The proposed project includes two multi-family apartment buildings with attached garages. Each building is three stories consisting of (8) one-bedroom units and (18) two-bedroom units. There are fifteen (15) single-stall garages and one parking stall in front of the designated garage in each building. Additional parking spaces are provided in the parking lot.

Updated plans were submitted following the discussion at the November Plan Commission meeting. Most notably there were changes to the site plan and landscaping plan. The site will include landscape features in the space between the parking lot and the right of way. There will also be a meandering sidewalk that will be both in the public right-of-way and on private property. The plans contained updated curbing to better delineate the driving and parking areas.

A motion was made to recommend approval of the plan to City Council with the following conditions:

--Written concurrence from the owner and tenant of the adjacent Dollar General Store at 3022 Mishicot Road that the Site Plan as Approved by the Plan Commission is acceptable to each of those parties.

--Provision of permanent easements, in a form acceptable to the City, to allow for the placement of public sidewalks as shown on the Site Plan, to the extent that such sidewalks, to be installed and maintained at the expense of the Developer, are located on private property.

Motion made by Wachowski, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

4. ADJOURNMENT

Motion to adjourn at 5:58 PM.

Plan Commission:

Motion made by Koach, seconded by Inman.

Motion approved by voice vote, with all members voting in favor.

City Council:

Motion made by D. LeClair, seconded by B. LeClair.

Motion approved by voice vote, with all members voting in favor.

Respectfully submitted, Adam Taylor, Recording Secretary