



MINUTES

1. CALL TO ORDER

Kyle Kordell called the meeting to order at 5:30 PM.

2. ROLL CALL

Present: Kyle Kordell, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski and Pat Klein.

Also Present: Tracey Koach, Curt Gesell and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Review proposed amendment to a previously approved PUD plan for St. Mark's Square located at 1110 Victory Street, submitted by Curt Gesell, applicant and owner.

The Plan Commission discussed the development plan for St. Mark's Square. This site was previously owned by Lakeshore Cap., but is now owned by the applicant Curt Gesell. Curt does not own the lot with the school; however, he owns the rest of the block. Curt's plan is to transform the former convent building into a 4-Unit Housing Complex, construct a new 4-Unit Housing Complex to the south of the convent building, and add a few more parking spaces. The site plan attached in the packet shows these details.

Curt explained that the former convent was previously used as an assisted living facility and is suitable to be used as apartment complexes. It is currently vacant and ready to be transformed. The dumpster for this building is located behind the convent building, which is shown as parking spaces on the site plan. There will be no change to the exterior appearance of the convent building. He plans for each unit to have 2 bedrooms and should have both buildings completed in 3 years. Before any construction commences, the plans will still need to be approved through Site and Architectural Review as well as approval by the Building Inspector.

Motion to recommend approval of the site plan to the City Council with the following conditions:

- No modifications to the exterior appearance of the convent building
- Project shall be completed within 3 years from the date of approval of the City Council

Motion made by Kordell, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein, Wachowski

Motion Carried

4. FOR DISCUSSION

A. Discussion of Possible Ordinance Amendment to Create a Requirement for a Mowed Perimeter Zone Around Undeveloped Properties—For Purposes of Providing a Fire Break and Pest Control

The Plan Commission showed an interest in possible resolutions to this issue. Board members discussed the need for a 10' buffer zone to keep tall grass and rodents from intruding onto neighboring properties. The City's ordinance is vague when it comes to noxious weeds and turf grass. Native grasses could make it a challenge to enforce a buffer zone.

Staff will conduct research into other municipalities to determine what regulations are being enforced elsewhere.

4. ADJOURNMENT

Motion to adjourn at 6:25 PM.

Motion made by Wachowski, seconded by Koach.

Respectfully submitted, Adam Taylor, Recording Secretary