

8/1/2022 - Minutes

1. Call To Order

Mayor Diaz called the meeting to order at 6:30 p.m.

2. Roll Call

Luke Diaz, Christine Posey, Pat Lytle, Tyler Powers, and Mike Hankard were present. Beth Tucker Long and Tyler Wood were absent and excused. Also present: City Administrator Adam Sayre, City Engineer Carla Fischer, and Director of Planning and Development Katherine Holt.

3. Public Comment

William Creech, 791 Liliana Ter., Oregon, introduced himself as representing Everlight Solar and gave a brief overview of the company.

4. Approval Of Minutes From July 5, 2022 Plan Commission Meeting

Motion by Powers, seconded by Posey to approve the minutes from the July 5, 2022 Plan Commission meeting. Motion carried 5-0.

5. Conditional Use Permit For 312 Investment Court

Public Hearing – Conditional use permit for permanent outdoor storage located at 312 Investment Court

Motion by Diaz, seconded by Lytle to open the public hearing at 6:34 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Powers, seconded by Hankard to close the public hearing at 6:35 p.m. Motion carried 5-0.

- **Discussion & Possible Action** – Conditional use permit for permanent outdoor storage land use located at 312 Investment Court

Holt stated that the applicant is proposing to install three (3) storage containers that are 20 ft. x 8 ft. in the northeastern portion of their property. Diaz asked what was going to be in the containers. Holt stated that they will store tile and other products for their tiling business. Posey asked if screening was required since the containers can be seen from the street. Holt stated that screening is not required. Posey asked if there was a plan to expand the building for long-term storage. The applicant stated that they have looked at expanding the upper mezzanine but expanding the footprint of the building wouldn't be practical due to the site and need for parking.

Motion by Diaz, seconded by Posey to recommend that the Common Council approve a conditional use permit for permanent outdoor storage land use located at 312 Investment Court. Motion carried 5-0.

6. Condominium Plat For 501 And 509 West Verona Avenue

Discussion & Possible Action – Condominium plat review for four (4) units located at 501 and 509 West Verona Avenue known as Sugar Creek Commons

Holt stated that unit 1 contains 143 residential units, unit 2 contains the patio and commercial space located in building B, unit 3 contains the patio area and commercial space in building C, and unit 4 contains

surface parking, sidewalks, and pedestrian plaza.

Posey asked how all the units will be maintained as they are all very different. Holt stated that there were convents that list who will maintain what.

Motion by Powers, seconded by Lytle to recommend that the Common council approve a condominium plat review for four (4) units located at 501 and 509 West Verona Avenue known as Sugar Creek Commons. Motion carried 5-0.

7. Certified Survey Map Located On The Southern Portion Of Ambition Street Extension

Discussion & Possible Action – Certified survey map review to combine three (3) lots into one (1) lot located on the southern portion of Ambition Street extension

Holt stated that Everlight Solar is planning on constructing at 58,00 square foot warehouse to relocate their business. As part of the project, the applicant is proposing to combine three (3) lots into one (1), and the warehouse will be constructed on the newly combined lot. As part of the project, Ambition Street will need to be extended. The applicant is proposing 88 parking stalls, which is over the maximum required. Staff recommends the applicant add color, articulation, and banding to the building as well as brick or stone material.

Lylte asked if they kept the stormwater on lot 20, how would that affect future expansion. Fischer stated that if they were going to expand, they would need to relocate the stormwater to the west. Lytle asked why the building wasn't fronting Liberty Drive. The applicant stated that it would be easier to expand in the future with the building positioned how it is now.

Motion by Diaz, seconded by Posey to recommend that the Common Council approve a certified survey map to combine three (3) lots into one (1) lot located on the southern portion of Ambition Street extension. Motion carried 5-0.

8. Initial Review Located On The Southern Portion Of Ambition Street

Discussion & Possible Action – Initial review to construct a multi-tenant 58,800 square foot warehouse located on the southern portion of Ambition Street extension

Posey stated that she supports staff feedback regarding the design of the building.

Hankard stated that he would like to see less parking and more color in the design of the building. He doesn't believe there needs to be stone added as it's in an industrial park. He would also like to see solar panels.

Diaz asked why there was so much parking. The applicant stated that there was room for 88 stalls, but they would be willing to reduce it to the minimum. Diaz added that he would like to see EV charging stations and bicycle parking.

9. Initial Review For 401 Morningside Boulevard

Discussion & Possible Action – Initial review to construct forty-four (44) townhomes located at 401 Morningside Boulevard in the Whispering Coves subdivision

Holt stated that the applicant is proposing 44 market rate townhomes. Each unit will be two (2) to three (3) bedrooms. The applicant has met the parking requirements with attached garages; driveways will be long enough for another vehicle. Staff recommends that the applicant add visitor parking areas and bicycle parking.

Powers liked the townhome concept.

Posey would like to see some of the units have the front door be their main entrance and exit.

Diaz stated that he likes the open space in the middle of the property. He asked if this development could connect to the multi-use trail to the south. Holt stated that it could possibly be connected depending on if they could make it ADA accessible.

Posey stated there needs to be more dumpster enclosures.

10. Reports And Comments From The Planning Department

Update on development projects: Holt stated that the daycare at 240 Enterprise Drive is complete. 531 Commerce Parkway façade is complete. The exterior of 1200 John P. Livesey Blvd is complete. The apartment buildings that front Verona Avenue in the Sugar Creek Commons development are complete and have renters. Posey asked if there were any tenants for the commercial spaces for Sugar Creek Commons. Sayre stated the JSD and Forward Development Group are going to have office space there and a restaurant is planned for one of the units.

11. Adjournment

Motion by Posey, seconded by Powers to adjourn at 7: 13 p.m. Motion carried 5-0.

Respectfully submitted,
Holly Licht, City Clerk