The Advisory Plan Commission convened at 6:00 p.m.

Mr. Peterson confirmed quorum and called the regular meeting to order.

A roll call was taken and those members present were: Brad DeReamer, Bruce Molter, Kim Logan, Rick Fain, Rich Block, Howard Stevenson, Pete Peterson

Absent were: Steve Richards, Bill Stuart, Anne Kelly
Others present were: Rodney Retzner, Tony Bagato, Megan Schaefer, Jessie Boshell, Kay Prange, Mark Leach, Steve Hardin, Ken Kern, Jocelyn Vale, Robert Imel, Steve Gilbert

Mr. Peterson asked for a Motion for the May 8, 2019 minutes. Kim Logan made a Motion to approve, seconded by Mr. Block. The Motion was approved by all. The minutes were approved, 7-0.

Public Hearings:

a. CASE # RZ-19-8 Crew Carwash Headquarters

Faegre Baker Daniels, LLP. on behalf of Crew Carwash request a public hearing and recommendation for a rezone from Employment Node (EN) to PUD for a car wash and office headquarters. The subject property is located on the west side of Exit Five Pkwy, north of 116th Street.

Megan Schaefer, Planner II, provided a Concept Plan review of the site, the Car Wash building, and a traffic flow review. There is no be no stacking in the ROW. The PUD has been approved. The Office Building will be developed at a later date. Staff Recommends approval.

Steve Hardin, Esq., Fagre Baker Daniels, presented the plans with Justin Furr from Crew. Ken Kern from Sunbeam was also in attendance.

Mr. Peterson opened the meeting to Public Comment. Seeing no one to speak, he closed the Public Comment portion of the meeting. He then opened the Committee Discussion portion of the meeting.

Mr. DeReamer questioned the requirement for 20% open space due to real estate costs. Mr. Bagato stated that the requirement can be flexible. Mr. Block added that commercial has an extreme standard due to cost. Mr. Hardin added that the 20% requirement “shall not apply” if other options are used. Mr. Block wants to pursue soon. Mr. Bagato suggested a work session. Mr. Peterson appreciates the appropriate site for this project.

Mr. Peterson asked for a Motion for RZ-19-8. Mr. Block made a Motion to send a favorable recommendation to City Council with the conditions that Crew work with Staff on stacking and that screening also be addressed. The Motion was seconded by Mr. DeReamer. The Motion was approved, 7-0.
b. **CASE # RZ-19-7 State Farm**

Clint Wilson Insurance Agency Inc. requests a public hearing and recommendation for a rezone from residential to commercial to accommodate the remodel of the existing home from a residence to an insurance office for the property at 13577 E 126th Street, generally located on the south side of 126th Street, west of Olso Road.

Megan Schaefer, Planner II, presented the Rezone request. A site-specific PUD was requested and the property meets the requirements for Annexation. The ReMax site is to the East. Staff has reviewed this area at 126th and Olso, and recommends general office businesses on this site. A & F Engineering has reviewed the traffic and does not see a significant increase. Staff recommends approval.

Clint Wilson of State Farm spoke and noted that there will be minimal traffic in and out of the office. They will put the home to good use as a commercial property and will update paint and landscaping.

**Mr. Peterson opened the meeting to Public Comment.**

Larry Smith - (lives north of the 2 offices) - suggests Parking on East side of drive, screening parking with height, lighting needs to be residential and on a timer with a motion sensor, and signage should not be an advertisement with residential lighting on the North/South line.

Steve Gilbert (12561 Hawk’s Landing) - effective screening is needed in the buffer zone. He feels that the view from his back yard is opening the door for another building to go in.

**Mr. Peterson closed the Public Comment portion of the Meeting.**

In Committee Discussion, Mr. Block asked if Clint is agreeable with Mr. Smith’s comments. The response was yes.

Mr. DeReamer noted that the parking must go on the west side of the 4 drive.

Mr. Block inquired about the church-owned property on 126th St. Is it subject to the same zoning. Ms. Schaefer said that the plan was for that property to become additional parking. Mr. Bagato stated that the PUD helps us be in control more than the UDO. Mr. Peterson stated that he will cast a “no” vote for this, just as he cast a “no” vote on the last rezone for the adjacent property. He has no issue with Clint. He has an issue with that corner and is not in favor of the rezone. He is sticking with the 2040 plan. We need to make sure it fits in. This is not ready and not well-thought out. He will also vote no on City Council. Mr. DeReamer disagrees with Pete. Fishers needs to take care of entrepreneurs. He wants more of this type of business instead of big corporations.

Mr. Peterson asked for a Motion for RZ-19-7. Mr. Block made a Motion to send a favorable recommendation with voluntary annexation to City Council. Mr. DeReamer seconded the Motion. The Motion was approved, 6-1.

c. **CASE # TA-19-6- Turnberry (Area 4-A)- Britton Falls PUD Text Amendment**

Consideration of a Text Amendment to the Britton Falls PUD Ordinance amending the commitments of Area 4-A Turnberry, concerning the use and development of real estate.

Jessie Boshell, Planner II, presented the Staff Report. Turnberry is at 126th and Atlantic Road. The Text Amendment reduces lot size and adds 3-car garages. This adds 15 lots to the subdivision. This request was withdrawn from Plan Commission in March. Gradison was working on concerns- transparency- property values, and drainage with Public Works and Madison County.

Adam Mears with Gradison spoke about market conditions requiring smaller lots. There were three homeowners meetings. Ryan Homes will go to an upcoming PUD meeting with the elevations. The 90-foot lots will be kept the same- the 90-foot vs 70-foot lots will be delineated, in order to preserve the value of the 90-foot lots.

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Mr. Peterson opened the meeting to Public Comment. Seeing none, he closed the Public Comment portion of the meeting. In Committee discussion, the 3-car garages were discussed. Mr. DeReamer attended the home-owner meetings and noted that Ryan has addressed the neighborhood concerns.

Mr. Peterson asked for a Motion for TA-19-6. Mr. Block made a Motion to send a favorable recommendation to City Council. The Motion was seconded by Mr. Molter. The Motion was approved, 7-0.

New Business- none

Staff Communication- The July meeting will be held in the Pavilion.

As there was no further business, Mr. Peterson made a Motion to adjourn, which was seconded by Ms. Logan. The meeting was adjourned at 6:45 p.m.

Next Meeting: July 10, 2019

Respectfully Submitted by:

Kay Prange, Recording Secretary