

Minutes of Plan Commission Meeting May 15, 2018

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O’Neill (5:20 PM), Tom Kolb, and Kate Fitzwilliams.

Also in attendance were Engineer Tom Pinion, Ed Geick, Tim Cummings, and Ben Bromley.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb seconded by Franzen to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by Kolb to approve the minutes of the April 17, 2018 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

New Business

- a. Review and recommendation regarding the proposed sale of approximately 1.6 acres of city-owned property located at 325 Lynn Street – Pinion said that as part of the City’s purchasing policy is before the City agrees to sell land they need a recommendation to do so from the Plan Commission. He said the perspective developer is looking to secure the right of first refusal with a tentative officer to purchase with several contingencies, zoning being one of them. Liston asked if the land has been cleaned up and Pinion said that it is in the process and is still an active PECFA site. Geick said that it was the intent for the property to be cleaned up and sold. Liston moved, Kolb seconded to recommend the sale of the property. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, Kolb, Fitzwilliam, and Wedekind. Nay – 0, O’Neill abstained. Motion carried 5-0.
- b. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Capital Housing II, LLC for a multi-family residential development, located at 325 Lynn Street, in a B-1 Central Business zoning district – Pinion was approached by a perspective development, Capital Housing II LLC to purchase the property and redevelop it with the intention of a multi-family residential complex. Tim Cummings, a partner in Capital Housing II LLC introduced himself to the Commission. Cummings said that this is a difficult site to build on, the slopes will be challenging. He said that the fill area is a concern. He then gave the Commission a history of his partner and himself. He then presented a video of the preliminary proposal to the Commission. The proposal consisted of Option A, 60 underground parking stalls, a three-story building. Pinion said the CWM Library is east of the property and he did not anticipate the riverwalk coming through this area. Cummings said that Option B had two entrances to underground parking. Cummings said that they are contemplating metal roof. Kolb questioned proposed square footages of units. Cummings said that typically efficiencies would be approximately 700 sq. feet, 2-bedrooms approximately 1000 square feet, and one bedroom approximately 850 sq. feet. Kolb said that there is a lack of affordable housing and asked Cummings’s to consider incorporating this into his plan. Pinion asked if they acquire the property is there a tentative schedule. Cummings said that he would like to see the site work and foundations in by fall. Pinion asked if they are looking at phasing the project or doing it all at once. Cummings said that ideally, they would phase it into two parts, but he has not looked at the plans good enough to know that answer. Pinion then gave the Commission a rough idea of the PUD process and the timeline. It was consensus of the Commission to move forward with the project.

Adjournment - It was moved by Liston, seconded by Kolb to adjourn at 5:50 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee