

**CITY OF DUNDAS  
PLANNING COMMISSION REGULAR MEETING  
THURSDAY, APRIL 15, 2010  
7:00 P.M. DUNDAS CITY HALL**

Present: Chair John Cruz; Commissioners Larry Fowler, Larry Kiesler, Erik Bjornard, Kathleen Doran-Norton

Absent: Jeanine Taylor; Bruce Morlan

Others Present: Jerry Anderson, Linda Hurbert (Epic Enterprises, Inc.), Aaron Everson (Professional Design Group) City Planner Laurie Smith (NAC), City Engineer Tom McMahon, City Attorney Paula Callies, City Administrator/Clerk John McCarthy

**CALL TO ORDER**

Roll Call

Chair Cruz called the regular meeting of the Planning Commission to order at 7:00 p.m. Roll call taken; a quorum was present.

Approval of Agenda

**Motion by Fowler, second by Bjornard, to approve the Agenda. Motion Carried Unanimously. (MCU)**

**APPROVAL OF MINUTES**

**Motion by Cruz, second by Kiesler, to approve the regular meeting minutes of March 18, 2010. MCU**

Chair Cruz closed the regular meeting at 7:12 p.m.

**PUBIC HEARING – EPIC ENTERPRISES, INC.**

Open Public Hearing: Chair Cruz called the public hearing to order at 7:12 p.m. regarding the Preliminary Development Plan (PUD) and Final Development Plan as submitted by Epic Enterprises, Inc., for a new building at 430 Railway Street South.

Staff Review: Administrator McCarthy presented and reviewed the concept plan for the future building at 430 Railway Street South. Property is zoned Limited Industrial and project complies with zoning requirements. The application submitted five requests: (1) the ability to encroach up to ten feet into front yard setback to allow building configuration; (2) to encroach 7 feet into the 30 foot rear yard setback for a canopy. (3) ability to encroach up to 15 feet into the rear yard setup for a future accessory building; (4) to permit the accessory building to be of the same design and color but different material; and (5) an exemption from the requirement to include a burm in the front yard.

Public Comments: Jerry Anderson (contractor for Epic), introduced Linda Hubert, administrator of Epic Enterprises, Inc., and explained his involvement in the building proposal. Anderson then introduced Erin Everson, architect from Professional Design Group. He stated the building will have a sign and landscape designed to blend in with residential area. Everson reviewed and explained the design was developed to meet clients' needs and provide safe traffic flow. Everson explained garage design and that it would be compatible with the building. Hubert stated Epic's building will serve the needs for about 100. Anderson commented the design doesn't require a stormwater pond due to oversizing of the already installed utility.

Close Meeting: Chair Cruz closed the public hearing at 7:32 p.m.

Consensus of the Planning Commission was to act upon New Business before Old Business.

#### NEW BUSINESS

Preliminary Development Plan (PUD) – EPIC Enterprises, Inc.

**Motion by Kiesler, second by Bjornard, to recommend Council approve the Preliminary Development Plan (PUD) from Epic Enterprises, Inc., with the five criteria as requested for a building at 430 Railway Street South. MCU**

Final Development Plan (PUD) – EPIC Enterprises, Inc.

**Motion by Kiesler, second by Cruz, to recommend Council approve the Final Development Plan (PUD) as submitted by Epic Enterprises, Inc. for a proposed building at 430 Railway Street South and to include the five criteria requested. MCU**

Anderson stated he enjoyed working with staff on the project.

#### Interim Use Permit (IUP)

Administrator McCarthy explained the definition and purpose of an Interim Use Permit (IUP). An advantage is allowing more flexibility in the code. City Attorney Callies indicated will still need to evaluate each request and issue with a clause indicating '*until such time as*'. City Planner Smith explained process, criteria, and gave examples.

**Motion by Doran-Norton, second by Bjornard, to recommend Council proceed with the development of an Interim Use Permit (IUP) as part of the Dundas Zoning Code, Chapter 1500. MCU**

#### Motokazie Motor Sports Park

Administrator McCarthy reviewed a request for a motor sports park at the intersection of I35 and CR1. The proposal would require a change in the Rice County zoning to allow the use. McCarthy and Commissioner Doran-Norton indicated there had been a committee which developed the zoning and uses of the area.

City Engineer McMahan stated he was on the committee and is requesting the City oppose any rezoning. Discussion followed involving location, lighting, noise control, traffic, potential jobs, and commercial businesses.

**Motion by Cruz, second by Bjornard, to request the Dundas City Council seriously consider opposing any change to I35 Highway Commercial (HC) Zone in Rice County. MCU**

#### OLD BUSINESS

Comp Plan/Transportation Plan/CSAH#1 Alignment – NAC

City Planner Smith reported on possible land use changes effected by the future realignment of CSAH#1. Smith found a comparison with other cities shows Dundas has a good mix of appropriate uses and is well planned for the future.

City Engineer McMahan discussed the need for a process to review CSAH#1 and other streets and roads relating to current Comprehensive Plan, functional road classification, network of roads relating to zoning (including county roads), traffic rates, etc. and how they relate to the proposed mapping of roads.

A discussion was held regarding the proposed corridor for CSAH#1 and the financial responsibility involved along with right-a-ways.

OLD BUSINESS

Comp Plan/Transportation Plan/CSAH#1 Alignment – NAC (con't)

Suggestion was to develop a time plan, infra-structure, review land lines, and zoning as affected by future realignment of CSAH#1 and bridge north of Dundas.

Consensus from Planning Commission was to update the transportation portion of the Comp Plan as it relates to the future alignment of CSAH#1 and a proposed bridge crossing near Dundas. Smith stated would help with any future developments knowing what may be proposed for right-a-ways.

ZONING ADMINISTRATOR'S REPORT – John McCarthy

Budget and Finance

McCarthy reviewed the budget to date for 2010 for the first three months.

Annexation Agreement Update

McCarthy reported the City will be reviewing the Agreement on Tuesday, May 20th, with the intention of submitting to the Township for final approval.

ADJOURNMENT

**Motion by Kiesler, second by Fowler, to adjourn the regular meeting at 8:59 p.m.**

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John Cruz, Chair

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Larry Fowler, Secretary