CALL TO ORDER
Chair Modory called the meeting to order at 7:09 p.m. A quorum was present.

APPROVAL OF AGENDA
Motion by Pribyl, second by Cruz, to approve agenda. Motion Carried Unanimously (MCU)

APPROVAL OF MINUTES
Motion by Boehning, second by Pribyl, to approve public hearing and regular meeting minutes of December 19, 2019. MCU

PUBLIC HEARING
West Avenue Apartment Project Continuous
Continuous of the Public Hearing: At 7:10 p.m. Chair Modory stated the public hearing is continued from December 19, 2019 on considering a planned unit development and comprehensive plan amendment application from owner A&J Storage for an apartment complex at 80 and 100 West Avenue.

Staff Presentation – City Planner Sparks reviewed his memorandum on the application and plans submitted for a proposed 41-unit apartment building, two garage structures and a parking lot. He stated the City’s Zoning Code reflects this property as R-3 and the Comprehensive Plan guides it as Downtown Mixed Use. In order to approve the Planned Unit Development, the Comprehensive Plan needs to be amended to High Density Residential. Sparks further reviewed the proposed development plan and site plan comparing requirements from the Code and Comprehensive Plan: (1) site access and circulation drive width may be up to 32 feet and proposed drive is 24 feet; (2) number of units is 41 and Comp Plan allows 40 units while the Code allows 39 units; (3) parking is proposed for 54 stalls in two areas plus a garage accommodating 38 stalls with the Code stating 41 units require 91 parking stalls. Other discussion includes the two accessory structures, lighting, landscaping and screening, building material, setback and performance standards, signage, parks and trails, He noted the applicant needs to address the City Engineers comments on sidewalks, grading, drainage and utilities. Sparks’ memo referred to Section 154.071(B) of the Zoning Code addressing areas the applicant must demonstrate conformance for site plan approval. Sparks also indicated staff feels many of the issues can be resolved by reducing the number of units to 39, replace the westerly parking area with landscaping and create a proof of parking area, ground mounted signage, clarify building materials to ensure high quality exterior finishes, revise the landscaping plan to meet ordinance requirements and the City Engineer’s comments, provide adequate pedestrian access around the site and to the Downtown, and review the plans to meet the Engineer’s comments. He stated these actions would generally meet the requirements for the site design and planned unit development criteria.
PUBLIC HEARING
West Avenue Apartment Project Continuous (con’t)
Applicant Presentation – Todd Nelson, applicant, stated the building is steel siding with brick veneer on the front and each unit has a garage stall. He stated 39 units would be an acceptable change as they would also include a common room and a fitness room. He stated that occupancy is for those 50 plus and accommodates wheelchair accessibility with walk in bathrooms.

Jeff Jandro, property owner, was supportive of the project and the developer.

Public Comments: Lori Young, owner Young’s Painter Center at 104 Railway Street South, felt blindsided by the proposed use, questioned what is an R-3 and mixed use and requested less units. She expressed concern on nature area, landscaping, water running into the business area and suggest a berm since the project is in the backyard of their business location.

Gary Sandmann, resident at 106 Railway Street South, expressed concern as the proposed project is in their back yard and the pond area is located above their house, the height of the building, and asked about screening.

Closing Public Hearing: Chair Modory closed the public hearing at 7:35 p.m.

OLD BUSINESS – No old business presented.

NEW BUSINESS
Recommendation to the City Council on West Avenue Apartment Project
Commissioners responded to resident concerns and discussed their desire to eliminate the south parking lot area. Chair Modory stated that park dedication requirements are important to the community and should be implemented.

Motion by Pribyl, second by Cruz, to recommend to Council approval of the 80 and 100 West Avenue project as presented with the deletion of the south parking lot. MCU

ADJOURN
Motion by Cruz, second by Pribyl, to adjourn meeting at 8:10 p.m.

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Grant Modory, Chair