

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Thursday May 23, 2024 at 5:30 p.m.

PRESENT: Jim Read, Jeff Manthe, Dick Glatzmaier, Bryan Becker

ABSENT: Aaron Goebel

The meeting was called to order at 5:35 p.m.

MINUTES OF APRIL 2024

Motion was made by Jeff Manthe to approve the minutes, second by Dick Glatzmaier, all in favor and carried.

PUBLIC HEARING PRELIMINARY PLAT AVON ESTATE EAST

The public hearing was opened at 5:38 p.m.

Sam Deleo was present at the meeting. This area was part of the original preliminary plat approved in 2007. The layout of the lots are the same configuration as the original plat that was approved. All of the lots were to be graded with the initial plat work but they found that the back of some of the lots were not graded so they need to go back out and fine tune calculations. Also, regarding the pond size on the plans from 2005 they want to guarantee they can still make that work. There are 37 lots. This may be built in 1 or 2 phases. The plan is to get all pipes in the ground. Sam is not sure of their exact schedule but they will be starting this summer.

They discussed an emergency access from Shorewood Rd. It was noted that this was not anything put in place or signed just a conversation with Ben Grutsch. A second access to 54 would not be included in this plat anyway. This would be with future expansion of the development to the west. The Planning Commission asked if the Fire Department would have a legal right to cross private property in an emergency situation? Jodi stated we probably could and then work with our insurance company after the fact.

Sam did note that all items in question from Jeremy Mathiasen, City Engineer will be included in the final plans. Sam did not see any issues with these items from Jeremy.

The North cul de sac would be probably considered phase 1. Jodi Austing-Traut noted that Kevin Cox is repairing a portion of the street and then grade and seed the entire playfield area. This was in the developer's agreement that deals with the park area. There is a spot for a future water tower.

Motion by Jeff Manthe to close the public hearing at 5:50, second by Dick Glatzmaier, all in favor and carried.

Jodi Austing-Traut asked if the changes to the grading will be done before the final plat. Sam stated this will be done before final and he wanted to make sure the southern lots where they don't quite match up, they will need to make sure walk out or look outs will work on these lots.

Just the style of the house might possibly change but not the layout of the lots. This will be updated before the final plat. Jeremy Mathiasen will sign off on everything before the final plat goes to council.

FINDINGS OF FACT

- A.** The proposed use does not adversely affect the general health, welfare, and public safety. Explain any affects: *Yes. It does not affect health, welfare or public safety.*
- B.** The use shall be located, designed, maintained and operated to be compatible with the existing or intended character of that zoning district in which it is located. How does the proposed use fit these criteria? *Yes. It does fit as it is zoned residential and will be used as residential.*
- C.** The use shall not depreciate values of surrounding property. Explain effects of the proposed use on surrounding property values. *Yes. This new plat will not depreciate property values.*
- D.** The use shall not be hazardous, detrimental or disturbing to present and potential surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution vibration, general unsightliness or other nuisances. Explain effects of proposed use. *Yes. It will not be hazardous or disturbing to surrounding area.*
- E.** The use shall not create traffic congestion, unsafe access, or parking needs that will cause inconvenience to the adjoining properties. Explain the transportation needs for the proposed use. *Yes. It is the same use as the existing properties. A second entrance was discussed but will be addressed in future development.*
- F.** The use shall be served adequately by essential public services such as streets, police, fire protection and utilities. Explain how the proposed use will be served. *Yes. It will be served by public services.*
- G.** The use shall not create excessive additional requirements at public cost for public facilities and services and shall not be detrimental to the economic welfare of the City. Justify this statement. *Yes. It will not create additional cost.*
- H.** The use shall preserve and incorporate the site's important natural and scenic features into the development of adjacent vacant land. Will this criteria be met? *Yes.*
- I.** The use shall cause minimal adverse environmental effects. List any effects. *Yes.*
- J.** The use shall not adversely affect the potential development of adjacent vacant land. List any potential problems. *Yes. The entire area intended for residential.*

Motion by Jeff Manthe to recommend approval of the preliminary plat and final plat contingent on all items from Jeremy Mathiasen, City Engineer to be addressed prior to the

council receiving the final plat, no changes to the layout of the plat and the final plat to be approved by the City Engineer, second by Dick Glatzmaier, all in favor and carried.

DISCUSS SHORT TERM RENTAL ORDINANCE

One thing not addressed in the ordinance are areas where there is a Homeowners Association such as Stratford and how those would be handled. Would we add language such as if a beach is common property where applicable to neighborhood associations or where there are covenants? Jodi is wondering if the Stratford Association bylaws need to be amended to include language for short term rentals. Can homeowners bring a guest or does a property owner have to be present to use the beach area? Would they need to register guests with the Stratford Association? The landowner would be required to give the renters information regarding the association bylaws and rules. Can guests park on the street? The city does allow on street parking. Would vehicles need to be parked on a hard surface? Jeff Manthe stated he has seen where they put a limit on the number of vehicles allowed on the property. Would the fire code come into play with parking? Look at other ordinances and see if they have occupancy and parking limits.

July 9 would be the next PC meeting as most people can make it and the Planning Commission can hold the public hearing at this time.

Motion to adjourn the meeting at 6:30 p.m. by Bryan Becker, second by Dick Glatzmaier, all in favor and carried.

Respectfully Submitted
by Amy Pease