

**MINUTES
CITY OF DELANO
Planning Commission
Tuesday, May 30, 2017
7:00 PM**

1. Call to Order

2. Roll Call

Present:

Larry Bartels
Jeff Demueles
Jon Krieg
Jeremy Clarke
Steve Williams
Nat Malen

Not Present:

Angela Kaltoff

Also Present:

Mike Waldo, Ron Clark Representative
Al Brixius, City Planner
Dale Graunke, Mayor
Makenzie Krause, Recorder

3. Approval of Agenda

Larry made a motion to approve the agenda and Jeff seconded; motion carried.

4. Minutes

A. Minutes of the Delano Planning Commission meeting of Monday, May 8, 2017.

Nat made a motion to approve the agenda and Jeff seconded; motion carried.

5. Public Hearing

A. Consider request from Ron Clark Construction and Design and BBS Granite LLC for a PUD Zoning Concept Plan and Subdivision Sketch Plan.

Al Brixius addressed the group and pointed out that this project will be examined currently at a conceptual level and that there are a lot of details to cover. The meeting, however, was not intended to approve construction; instead, it was for the commission to make a recommendation to the city council to allow Ron Clark to complete the steps necessary to seek approval.

The area where the building will be built is zoned "Industrial." There is a lot of outdoor storage

and some contaminations that require corrections in the area. Currently, the City is looking for a PUD concept zoning plan because it could allow part of the lot to maintain its commercial use. By keeping it PUD, the City will be able to create a new zoning district that will allow the area to be utilized to the utmost efficiency. This concept, however, has yet to go through many stages before a final plat will be approved.

There will be some variances in the district, with one being in regards to the shorelines. Also, in addition to the PUD flexibility, the City will process these variances and the DNR will be notified that the variance will be forthcoming.

Within the 2006 comprehensive plan, the City identified the Granite Works Site as a priority for redevelopment. For over a decade, the City has been looking to improve the market draw and reduce the high level of industry for which the area is zoned. Allowing this project would align with the goals of the 2006 plan.

The first phase of construction would include demolition of buildings on site, extension of private street/utilities, and the addition of multiple family homes. None of the area is paved, so there are issues with dust. When the mining of granite is complete, the remaining land will be handed over to the City. This phase of the construction would include 52 units, and later phases would yield up to 160 potential units. There would be approximately 21 units per acre, and the City's density incentive to get more density is being satisfied by this project. With PUD flexibility, the units per acre would be within code.

This project falls within the 100-year floodplain. The underground parking would contribute to buildings that are taller than 35 feet, and this subject will have to be reviewed within PUD flexibility as well. Because this meeting was solely focused on concept planning, these features of the project did not yet need to be decided.

There was some concern from the neighborhood meeting last week in regards to the extra traffic. The goal of the City as a result of this meeting is to focus on the River Street entrance while also including an entrance to the north. To accomplish this goal, there will need to be cross easements. The City will want to preserve the public alleyway and limit traffic on Oak Street, and the current plan creates a convenient access while reducing traffic on Oak.

The impervious surface has been reduced and will continue to be reduced to below 20%. The City does not yet have a grading and drainage plan, and that will eventually become crucial to this project. The grading plan will dictate the height, access, and lowest floor that the garage floor can be.

Overall, the City believes that between this property and the properties to the north that there will be numerous options for storm water, and these will continue to be worked out as part of a larger master plan.

In terms of parking, the current code requests 2.25 spaces per unit. The current plan provides 152 surface parking spaces and 150 underground parking spaces, resulting in 2.08 parking spaces per unit overall. The site has been designed for loading areas, which have been deemed acceptable.

More landscaping decisions will be made once there is more information on the shoreline impact zone, for which requires 50 foot setbacks. The City asks that they do slope stabilization, replanting, and overall naturalization of the area. The City also asks for a fence and some additional trees along the fence to help screen the taller buildings. The entrance point will be well-landscaped along with the building perimeters.

If this project goes to development stage, the City will request a construction plan that will include mitigation for noises, parking for employees, and water to control dust. The nearby street update that is scheduled for 2019 should be conducted along with this project so as to provide equally satisfying projects that will not hinder each other. River Street is a county road, so this site plan will also be reviewed by the county.

Regarding the shoreline impact, there is an established tier based on the DNR system. The City is pursuing a variance from the element as maintaining the tier would not be reasonable for this project. It is believed that there will be reduced negative impacts on the river and that the variances will do more good than harm.

In terms of project phasing, the Commission is being asked to give an opinion on the concept and sketches. If these are approved by the City, then the applicant will seek out tax credit financing, after which there will be TIF consideration, the development contract, and communication with other impacted parties.

Staff has examined this project and believes it is consistent with the long-term improvement plans; thus, staff recommends the project.

Mike Waldo then stepped up to the podium and discussed his project. He pointed out that there will be 18 different buildings on the site that will be involved. As part of Phase One, everything beyond building 17 will be torn down. His company will be able to clean up the area and help make it more attractive for new residents.

The apartment that will be built as part of Phase 1 will be a 52-unit apartment. There will be 13 one bedrooms, 26 two bedrooms, and 13 three bedrooms. Ron Clark wants to ensure that these will look just as good 30 years after their built as they are after they are immediately built. From an architecture standpoint, everything is market rate. Mike Waldo walked through the floorplans of the different potential apartments and also displayed pictures of the different amenities that will be available in the apartment buildings.

Jon Krieg asked for questions before opening the public hearing. Steve made a motion to open the public hearing and was seconded by Jon; motion carried.

Kevin Wassek, a resident of River St., had some questions. He asked how the rental rates will be maintained and if there is a safeguard against low rents.

Mike replied that the rates will be defined by area median incomes, so if they do change, it will typically be upward. There is no restriction against dropping them, but there are huge waiting lists for apartments at this price, so it is unlikely that the apartments will need to drop the prices

for any reason.

Al asked Mike to speak to the management and vetting process for tenants, to which Mike commented that there is an exhaustive screening of income, rental history, and crime. There are strict rules against crime, and staff are prepared to evict residents that commit crimes.

Al asked if there are onsite managers with whom residents can speak should they have complaints. Mike replied that there is someone onsite who would report to his boss and then report to himself.

Kevin asked that, as far as impervious surfaces are concerned, shouldn't there be a buffer or drainage retention area? Al responded that the City is reducing the amount of impervious surfaces on the site so that there will be more lawn and grass. The area in question is not intended to be a hard surface for a long period of time.

Kevin then pointed out that, on River St, the public walk areas have some issues with speeding and safety. Since there will be more traffic, he suggested putting flashing lights by the cross walks to bring attention to the people walking on the street. Al continued this train of thought by pointing out that, last Monday, these concerns were expressed by several of neighbors in the area, so the City will be working with a traffic engineer to take this area into consideration.

Al then pointed out that, for the general public, residents will be notified if this project goes into the development phase, and they will include more details to express solutions to the numerous comments and concerns we have received.

Jon then asked 3 times for further public comment. Larry made a motion to close the public hearing and was seconded by Jeff; motion carried.

Steve asked Al what the height would be based on. Al suspected that the City will keep the garage at or above regulatory flood levels. It could be flood-proofed, but that is not the first preference. Once the completed grading plans are received, the height will be based off of those.

Jeremy asked if there is a max building height from the Fire Department's perspective, to which Al commented that it is typically 32 feet. Also, with the trail along the river, the trail might be designed it so that it also serves as fire lane access. The goal is that it would be useable without having to look like a road.

Jon asked if there will be access to the Granite Works lot in the north, and Al responded that there currently isn't any planned access but depending on how the area is developed, there could be. Jon then commented that the lack of parking is a concern, to which Al concurred.

Mike responded that, in most of the Ron Clark apartments, there averages around 1.75 stalls per unit for parking. With staying at the "2" that is available in Delano, he felt very confident that parking won't be an issue. If it does become a problem, then he knew that there were ways that more parking could be added. In Phase 1, there will be 119 spaces, which will be more than plenty for the apartment. Jon commented that, with the access off of River St., the City has to be prepared to know how to handle the traffic.

Jeremy asked if the owners knew how long the area will be mined, to which Al replied that he thought it was nearly complete. Wenck, however, prepared a grading plan for that site which still has yet to be completed.

Steve asked if improvements to phase 3 will be included in the final phase 1 plans, and Al responded that because the City wants to have improvements defined throughout the development projects, it will be asking for as many plans as possible to ensure that all of the development ensues as we envision for the area.

Jon asked about timeframe concerns, to which Mike commented that, due to the demand, he is certain that the apartments will be snatched up quickly; thus, there is no rush to complete them.

Kevin, the resident from the audience, asked if there could there be some rerouting towards Elm Street, but Mike responded that the current plans would not provide for that.

Steve asked if there was a buffer plan, and Mike commented that there would be. The builders are very aware that the neighbors want buffers, and they are prepared to manage the traffic there. Dale also commented that people were concerned with not knowing what exactly was going on, and he thought that the developers did a good job proving to the neighbors that this project would be well-managed.

Jeremy asked who will be the end owner of the site, to which Mike responded, technically, Wells Fargo. Ron Clark is the general partner, however, which means that it will control and eventually own the project. Jeremy continued and asked how long Mike had been in business. Mike commented that this project will be his 6th, making his experience 7 years total.

When Jeremy asked about tax credit applications, Mike replied that his entity will own the second lot, and the City will regain control of the area if Ron Clark does not begin a second project after 3 years.

Jeremy then asked about the impact on storm water when Phase 2 will not be completed. Because Al did not yet have the grading plan, the storm water plans could not be determined. Once those are received, however, he will be able to create the plans along with the numerous phases.

Jon questioned Mike about the trail connection to River Street, and Mike commented that Jon's concern has been brought up to him multiple times. While there is not a likely chance that a true trail will connect to River Street, connectivity will be promoted as much as possible. Jeremy wanted to know if the fire department would have access from River Street, to which Mike responded yes. He also pointed out that the building will be fully sprinkled and will have excellent standards in regards to fire safety.

Jon recommended to Al to make a connective trail, and Al responded that, if phase 2 remains a vacant lot, then there will be room to run the trail through that lot to the river.

Al then continued and pointed out that he has worked with this group before, and typically his

biggest concern with apartments is durability. If they don't have a durable outside finish, they will quickly deteriorate. This group has proven to be successful in its recent endeavors towards durability, and the amenities that this group is looking to put into these apartments will make these apartments very appealing to workforce tenants. Ron Clark will add a quality apartment to Delano should it be approved. Dale also commented that these apartments are like custom homes. They were great units with multiple options for tenants.

Larry made a motion to recommend to Council to approve the concept and sketch plan. He was seconded by Jeff, and the motion carried. The City wants to get a formal approval so that the developers can have documentation that the City is supportive.

- 6. New Business**
- 7. Old Business**
- 8. Updates and Future Land Use Development Applications**
- 9. Other Business**
- 10. Adjournment**

Steve made a motion to close and was seconded by Nat; meeting adjourned at 8:22.