

PLANNING COMMISSION – FEBRUARY 18, 2015

STAFF COMMENTS

1. Ahmann Conditional Use Permit – File 15-01

The applicants are Steve and Heidi Ahmann of Willmar, Minnesota.

They are requesting a conditional use permit for a 13 lot planned unit development on property being platted as Genesis Third Addition. The PUD would contain four twin homes (8 units) plus five single family homes. The PUD is being requested because the street shown doesn't meet City standards for right-of-way or street width, as well as to allow reduced right-of-way setbacks. The street within the PUD would be an extension of 18th Street Southeast.

The twin homes would have shared/common walls, roofs, siding, etc. A maintenance agreement will be required. The planned unit development shall have covenants and declarations detailing use of common space, maintenance, etc. and shall be recorded with the plat.

The PUD lots meet or exceed minimum requirements, as do the perimeter setbacks. Flexibility for a right-of-way setback of 15' has been requested, in accordance with PUD standards. The proposed site density meets the ordinance requirements.

The PUD is being proposed with a public street that doesn't meet City design/construction standards. The Public Works Director recommends that the street be private, due to less than standard street width and cul-de-sac radius. The Fire Marshal has requested a minimum street width of 34' if parking is allowed on one side, or 30' without parking. Traditionally, those street widths are found on private streets in planned unit developments where additional parking options exist.

The water main needs to be looped to Lakeland Drive Southeast for water quality and fire flow purposes. Two hydrants will be required.

A storm water pond is shown on the plans; storm water calculations will be required.

No building elevations were available for viewing, but it is anticipated that the style of the homes would be consistent with other one and two family homes in the area.

RECOMMENDATION: To approve the planned unit development conditional use permit with the following conditions:

- Private covenants or declarations shall be recorded with the plat for the common space and unit maintenance prior to the issuance of any building permits.
- The street shall be built as a private street as it does not meet City standards. Parking will be in short supply without adequate right-of-way width to afford on-street parking.

- Storm water calculations shall be submitted for review and approval by the Public Works Director prior to the issuance of any building permits. The Storm Water Ordinance shall be met at all times.
- The water main shall be looped to Lakeland Drive as per Fire Marshall and Public Works Director requirements.
- The plat of Genesis Third Addition shall be approved and recorded prior to the issuance of any building permits.
- The use shall meet all applicable local, state, and federal laws and regulations at all times.

2. Chappell Manufacturing Plan Review– File 15-02

The applicant is Chappell Manufacturing of Willmar, Minnesota.

The applicant is requesting plan review approval for their manufacturing facility expansion on property described as part of Section 16, TWP 119, and Range 35. The property is located at 1950 Trott Avenue Southwest.

The site is zoned I-1, Limited Industry, and expansion of manufacturing facilities requires plan review in that district.

The proposed project is a 100 foot by 100 foot (10,000 sq. ft.) expansion to the existing manufacturing facility. It would be accompanied by an expansion of their parking lot to accommodate truck access and employee parking.

The construction of the addition would match the existing building. There are no proposed changes to the existing use, and there should be no impacts on surrounding properties. The facility has operated successfully at the current location and it is not anticipated that the expansion would impact the operation from an external standpoint.

RECOMMENDATION: To approve the plan review with the following condition:

- Storm water calculations shall be submitted for review and approval by the Public Works Director prior to the issuance of a building permit. The Storm Water Ordinance shall be met at all times.
- The use shall meet all applicable local, state, and federal laws and regulations at all times.



WILLMAR



PUBLIC WORKS

DIRECTOR/CITY ENGINEER

City Office Building
Box 755 320-235-4202

STREET/PARK SUPERINTENDENT
801 W. Hwy. 40 320-235-3827

WASTEWATER TREATMENT
3000 75th St. SW 320-235-4760

Willmar, Minnesota 56201

Fax 320-235-4917

www.ci.willmar.mn.us

February 4, 2015

RE: Genesis Addition

Dear Planning and Zoning Commission:

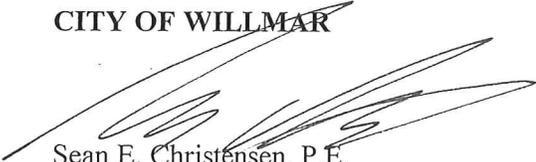
I have reviewed the information submitted regarding the Genesis Addition and have the following remarks:

1. Engineering design best practices suggest looping all water mainlines. This will provide fresher water as well as offer enhanced volume for improved fire protection. Connecting waterlines in a loop configuration will provide additional supply in the event of a watermain break.
2. Current City Construction Standards do not allow narrow public streets. If a less-than-standard width street is desired the developer may consider a privately owned and maintained street.

Please contact me at 320-235-4913 with any questions.

Sincerely,

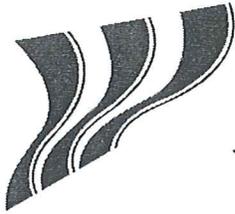
CITY OF WILLMAR



Sean E. Christensen, P.E.
Public Works Director/City Engineer

Cc: Mr. Bruce Peterson, AICP





WILLMAR
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WILLMAR FIRE DEPARTMENT
FIRE CHIEF
515 SW 2ND ST

WILLMAR, MN 56201-0932
320-235-1354

Community Development
Attention: Bruce Peterson
333 6th Street South
Willmar, MN 56201

February 3, 2015

Dear Mr. Peterson

Please find my comments for the proposed Genesis developments 3rd addition for the Community Development Commission.

Access Road

In order to maintain the public safety of the property owners within the proposed plat I will accept a minimum road width of 34' with parking on one side of the street; the other side of the street must be posted as no parking fire lane. If the developer proposes a narrower street than 34' the absolute minimum street width I will accept is 30' and would require no parking fire lane signs be posted on both sides of the street. The width requirements outlined above are required so the fire department would be able to respond with Ladder 8 or Ladder 9 in the event an elevated master stream or ladder was required to extinguish the fire or affect a rescue.

Water Supply

Per the current Fire Marshal Policy all water mains are to be a minimum of 8" in diameter. Additionally for the safety of the homeowners and the safety of the fire department in the event of a fire the water main needs to be looped out to Lakeland Drive South East. Dead end water supplies often do not produce adequate pressure to fight a fire. Moreover in the event of a water main break the fire department has limited access to another water source.

Hydrants

There needs to be a minimum of 2 fire hydrants on the proposed street; 1 at the beginning of the new proposed street and 18th St SE and 1 at the end of the cul-de-sac.

If you have further questions or concerns please feel free to contact me.

Kind Regards,

Gary Hendrickson

Fire Chief/Fire Marshal