

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, FEBRUARY 18, 2015**

MINUTES

1. The Willmar Planning Commission met on Wednesday, February 18, 2015, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

Members Present: Gary Geiger, Andrew Engan, Aaron Larson, Scott Thaden, Bob Poe, and Steve Gardner.

Members Absent: Randy Czarnetzki, Margaret Fleck, and Rolf Standfuss.

Others Present: Bruce Peterson – Director of Planning and Development Services, Sean Christensen – Public Works Director, Gary Hendrickson – Fire Chief, Steve & Heidi Ahmann, Craig Meyer, John Chester, and Larry Cain.

2. MINUTES: The minutes of the January 14, 2015 meeting were approved as submitted.
3. INTRODUCTION OF NEW MEMBERS: Steve Gardner was introduced as a new member. Rolf Standfuss was unable to attend the meeting.
4. AHMANN PUD CONDITIONAL USE PERMIT – FILE NO. 15-01

The public hearing convened at 7:03p.m. Being requested was a conditional use permit for a 13 lot planned unit development on property being platted at Genesis 3rd Addition. The PUD was intended to have 13 lots for four twin homes and five single family homes. An outlot is being provided for stormwater retention. Also included in the PUD is a 30' wide street with a right-of-way width of 50'. The street would be an extension of 18th Street Southeast.

Steve Ahmann, the developer, said he was requesting a 30' wide street due to the narrow width of the property. He said such narrow streets are accepted in metropolitan communities as they reduce the amount of impervious surface and stormwater runoff. Mr. Ahmann explained the size of the storm pond as being necessary due to the City's failure to require a larger pipe under 19th Street Southeast to County Ditch 23. He said he had met with property owners to the west regarding an easement to connect his water main to Lakeland Drive, but they were not agreeable to it. The cul-de-sac radius was reduced to be consistent with another project that is intended (proposed but not yet approved) for the site north of the Ahmann property. He said an association would be responsible for the storm pond. He requested that the street be made a public street.

No one appeared to speak for or against the conditional use permit request.

Sean Christenson, Public Works Director, addressed the Commission with comments about storm drainage, the water main, and the street proposal. Mr. Christensen said that there is a large storm sewer on 7th Avenue that could accommodate storm drainage from the development, but that it would have to be delivered through storm sewer in 18th Street Southeast (that does not currently exist). Mr. Christensen said the 12" line crossing 19th Street Southeast restricts the flow upstream and that Mr. Ahmann's storm water controls would consist of a detention pond. Mr. Christensen said that the looped water main is essential for added capacity, redundancy of flows, and better water quality, in addition to improved fire protection. He suggested that an easement to the west for water main would not impact future development of those built lots. It was noted that a 6' easement already exists along the one property line. Mr. Christenson concluded his comments by saying that the City doesn't approve/accept public streets unless they are dedicated with a 70' right-of-way and constructed with a 42' street. The reasons he cited were on-street parking, emergency vehicle access, and snow removal.

Staff acknowledged the potential benefits of narrower streets, but indicated that a narrow public street is not in the public's best interest as it doesn't provide the function or benefits expected of public streets.

Fire Chief Gary Hendrickson discussed the issue of street access width for emergency equipment. He stated that the ability to accommodate their aerial equipment was very important. A minimum width of 30' for the street would be okay if there was no parking. If there was parking on one side, a minimum width of 34' would be required. Mr. Hendrickson said that if the street was private, a fire access road of 26' could be allowed with no parking. He also stated the need for a water loop to Lakeland Drive to provide the flows necessary to combat fires in the development. He would prefer a cul-de-sac with a 96' diameter to facilitate emergency vehicle movement at the end of the street, though in some instances a "hammer" could be allowed.

The public hearing closed at 7:45p.m.

The Planning Commission discussed options for water main access to Lakeland Drive. The question was raised if requiring a private road without parking would be a deal breaker. Mr. Ahmann responded that potential buyers said they prefer not to have a private road due to ongoing maintenance obligations and expenditures.

A motion was made by Mr. Geiger, seconded by Mr. Thaden that the Planned Unit Development Conditional Use Permit be approved with the following conditions:

- a) The street shall be built as a private street as it does not meet City standards.
- b) The street will be constructed at a minimum width of 30' without parking, or 34' with parking on one side.
- c) A 50' right-of-way will be the minimum required for a private street.

- d) Private covenants or declaration shall be recorded with the plat for the common space (including the street and storm water area) and unit maintenance prior to the issuance of any building permits.
- e) 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.
- f) The water main shall be looped to Lakeland Drive as per Fire Chief and Public Works Director requirements.
- g) The plat of Genesis 3rd Addition shall be approved and recorded prior to the issuance of any building permits.
- h) The use shall meet all applicable local, state, and federal laws and regulations at all times.

The Planning Commission reviewed and made the required findings of fact. The motion then carried on a unanimous roll call vote.

A motion was made by Mr. Thaden, seconded by Mr. Geiger to take the plat of Genesis 3rd Addition off the table. The motion carried.

A motion was made by Mr. Gardner, seconded by Mr. Larson to approve the preliminary plat of Genesis 3rd Addition with the same conditions as the previously approved PUD conditional use permit. The motion carried.

5. CHAPPELL MANUFACTURING PLAN REVIEW – FILE NO. 15-02

The Committee discussed a plan submitted by Chappell Manufacturing for a 10,000 square foot addition to their manufacturing facility on west Trott Avenue (see file for legal). The addition is to be constructed with a 26' sidewall height. Chappell Manufacturing is a manufacturer of component parts for a number of end users. The only issue identified in the course of plan review was that of storm water management. No storm water plans have been provided for the project.

A motion was made by Mr. Gardner, seconded by Mr. Geiger to approve the plans for the Chappell Manufacturing expansion with the following conditions:

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

The Planning Commission reviewed and made the required findings of fact for the plan review. The motion carried.

6. PROPOSED STREET VACATION

Staff presented a preliminary request for the vacation of a public street in southeast Willmar. The person requesting the vacation owns all of the property along one side of the street which is a dead end. The property on the other side of the street is State Highway right-of-way. It was acknowledged that because of its location and planned environmental changes in the area, the property had little or no future development potential. It was suggested that staff follow up with the property owners to solicit a formal vacation petition and to discuss with an adjacent property owner means of access to their property should the vacation occur.

7. There being no further business to come before the Commission, the meeting adjourned at 8:25p.m.

Respectfully submitted,



Bruce D. Peterson, AICP
Director of Planning and Development Services