



PLANNING COMMISSION MEETING MINUTES

MONDAY, March 7, 2022

6:00 PM

1. Call to Order/Roll Call

Members Present: Dave Albers, Faysal Ali, David Campbell, Barton Jackson, and Chair Ackman

Members Absent: Samuel Temple

2. Approve the February 7, 2022 Regular Meeting Minutes.

A motion was made by Commissioner Campbell and seconded by Commissioner Jackson to approve the minutes of February 7, 2022 with the noted changes referencing Chair Ackman's points.

Motion passed on a 5/0 vote.

3. Public Hearings

A. Applications Submitted by Kwik Trip Inc. Related to Development of a New Convenience Store / Fuel Station and Car Wash at 1955 2nd Avenue NW

Kwik Trip Inc. is proposing to construct a new convenience store / fuel station with a car wash at 1955 2nd Avenue NW.

The Planning Commission is asked to separately consider and approve findings in support of the following applications: Application to vacate unused and un-needed public right of way easements on the subject site; Applications for Preliminary and Final Plat to re-plat two lots to create one lot and dedicate 7 feet of public right of way along the east side of 2nd Avenue at the site; and, Application for Conditional Use Permit for development within the Shoreland Overlay District as proposed.

Waldock began his presentation explaining ownership and zoning. The south lot is in the shoreland overlay district. The subdivision will combine the lots 2 and 3 and there will be a vacation of unused Hwy 218 ROW easements which are no longer needed.

The intend on putting in a 9,000sq ft. convenience store with 20 fuel pumps that are on the north side of the building and 4 diesel pumps on the south side as well as a

stormwater detention pond which will be on city property to the east. The main access will be from 20th street and have two accesses from 2nd Avenue at the south.

FWF did not dedicate the 7ft roadway easement which Kwik Trip will take care of. Parkland dedication was satisfied with previously developer. Development agreements will be needed. The impervious surface for the area would be 70% and they come under that with 59%. There is a well-developed landscape plan that far exceeds the requirements. The city is requesting the review deadline to May 25, 2022; revise the plat to dedicate the 7ft roadway easement along 2nd Ave NW; adjust the setbacks for the parking lot accordingly.

The subdivision plat is rather simple and just involved Lots 2 and 3. The plat will be called Kwik Trip 793. Parkland dedication was met with previous land owner. Kwik Trip will need to confirm the MNDOT release and development agreements will be needed. There is an underground utility easement that the city will retain that is between the buildings and the pump island.

Most traffic will access from the north. DNR asked for natural plantings. Dean George is available for answering any questions.

Chair Ackman then brought the matter up for discussion. Commissioner Albers asked questions about the right-hand lane and was concerned about the intersection and traffic. He asked if they will be adding a turn lane. Waldock responded that they will be restriping and they received the traffic study that morning. Albers wanted to know how far back the entrances will be to the south. The further south would be best.

Commissioner Jackson then spoke about the semi traffic and stated that the trucks making left-hand turns would be an issue. Jackson would like to see a better traffic plan.

Waldock stated that presently there is a 4-way stop there and ultimately it will be a round-a-bout which is the MN DOT plan. The intersection is capable of handling the estimated traffic for this site with the opportunities for restriping.

Chair Ackman asked if it was on the stip for the round-a-bout. Wanberg corrected that I have not been prepared but has been discussed.

Commissioner Campbell stated that it looks like there is plenty of room on the lot for the turn lane. Waldock responded that the site is ready for delivery vehicle for the semis and referred to Mr. George for further response. The site does have extra-size radius' for trucks.

Chair Ackman asked about the 7ft easement; was it already in the plat; Waldock stated it's in the conditions for approval. Chair Ackman then inquired about shoreland overlay district; wanted to verify that we're confident that the retention pond will be able to hand the routine runoff from the gas station. Waldock stated yes, it is sized to accommodate

the hard surface area for the entire site, not just the shoreland portion. There are precautions for pump spills as well. Chair Ackman asked about flood plain and Waldock stated it's not in the flood plain.

Chair Ackman then opened the matter up for public hearing at 7:34. Dean George, Kwik Trip, 1626 Oak Street, La Crosse, WI and further responded to previous questions. One clarification is that they have 10 fuel pumps not 20.

Commissioner Temple asked about charging stations. George stated that they would be interested in making that update.

Dennis Rothstein, 2029 2nd Avenue, asked about the buffer zone. Waldock explained why his home is in the buffer zone for mailing 350ft from subject property.

Spencer Wilker, 2005 Hwy 3 S, then came forward and asked about the entrances, traffic, a street light and a fence.

Chair Ackman closed the public hearing at 6:48 p.m. and brought it back for discussion.

Jackson asked about snow removal to Mr. George. Mr. George stated it would most likely be on the south side.

Commissioner Temple reiterated that it's pretty cut and dry on what we are voting on but wanted to make note that there may be some issues with traffic. Albers mirrored Temple's concern. Albers would like to have the city take a good look at the issue before we have an issue. Chair Ackman shared concerns on traffic, even with the current situation on 2nd and the intersection but was confident that we can work things out.

i. Application to vacate unused and un-needed public right of way easements on the subject site.

A motion was made by Commissioner Albers and seconded by Commissioner Campbell having met the conditions and findings set forth recommend approval of the Application to Vacate Unused and Un-Needed Public Right of Way Easements on the subject site as presented.

Motion passed on a 5/0 vote.

ii. Applications for Preliminary and Final Plat to re-plat two lots to create one lot and dedicate 7 feet of public right of way along the east side of 2nd Avenue at the site.

A motion was made by Commissioner Campbell and seconded by Commissioner Temple having met conditions and findings required, recommend approval of the Preliminary and Final Plat to re-plate two lots to create one lot and dedicate 7 feet of public right of way along the east side of 2nd Avenue at the site as presented.

Motion passed on a 4/1 vote with Commissioner Jackson voting in the opposition.

iii. Application for Conditional Use Permit for development within the Shoreland Overlay District as proposed.

A motion was made by Commissioner Temple and seconded by Commissioner Albers having met the findings recommends approval of the Conditional Use Permit for development within the Shoreland Overlay District as proposed.

Motion passed on a 5/0 vote.

5. Adjournment

Chair Ackman requested a motion to adjourn. Commissioner Jackson made a motion to adjourn seconded by Commissioner Temple. Meeting was adjourned at 6:57 p.m. Motion carried unanimously.

Dated March 7, 2022.

By


Kari Casper, Recording Secretary