

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, January 31, 2019**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Dave Dedman, Fire Chief  
Chad Fincher, Parks & Rec. Director  
Tom Jentz, Planning & Building Director  
Rick Parker, Building Plans Examiner  
P.J. Sorensen, Chairman

Tim Falkner, Acting Police Chief  
Patrick Jentz, Engineer II  
Jarod Nygren, Senior Planner  
Tom Tabler, Senior Civil Engineer  
Kathy Nelson, Recording Secretary

**GUESTS:** Wade Rademacher (Edge Apts.)

**HEAR THE PUBLIC:** None.

**PERFORMANCE BOND REMINDERS:** None.

### **OLD BUSINESS:**

**Maw** – 25 Appleway on the south side; apartments. Two 4-plexes. P. Jentz stated they have submitted for a stormwater post-construction permit this week. They haven't responded to any of his comments yet. This will be on the agenda for next week.

**Sunrift Brewery** – 55 – 1<sup>st</sup> Ave WN; Phase 2 – convert existing building to a restaurant. Fincher has comments out but no one has responded yet. Tabler stated that the mall is apparently not sharing any information with them, so Sunrift is on their own. Tabler will come up with some options to help them with their drainage and get back to them. Sorensen stated their bond for Phase I improvements will be expiring in April. They will need a replacement bond if they decide to hold off for a year until they figure out the drainage. Tabler noted they want to keep moving forward. This will be on the agenda for next week.

**Faith Covenant Church** – 611 3<sup>rd</sup> Ave E; pave parking lot. Their engineer will be coming in today and they will discuss this. Parks will need a permit for one tree to be removed. This will be on the agenda for next week.

**Delectable Catering** – 528 W Idaho; change of use. This is at the corner of Idaho and 5<sup>th</sup> Ave W.N. Parker is waiting for information to come in, but he has had some conversations with the contractor. They will have two required parking spaces, but they will need to pave the access in and there are questions about the curb cut and landscaping. They are welcome to come and talk with Building and Zoning about their options. This will be on the agenda for next week.

## **NEW BUSINESS:**

**Saba Pizzeria** - 324 Main Street – formerly Mimi’s Bridal –change of use to restaurant. There will be no changes on the exterior; only interior changes. They will need to deal with a number of things with Building Codes. The grease interceptor will be addressed under Building Code review. Parker has been talking with their architect. This is passed through Site Review.

**Immanuel Lutheran Home** – 40 Claremont; add structure for garbage collection. They now want to put a roof on their garbage enclosure. They sent in a detail where the easement would be with the overhang. This is now considered a structure. Sorensen noted it does not look like it will be extending over the bike path or the easement, and it would meet the setback. They want the colors and materials to match the buildings they have in this area. They will be submitting more details for ARC. Tabler is concerned they will have rain and snow runoff onto the sidewalk. Perhaps they will need a gutter system of some sort. Parker noted this is not a heated building so the runoff should be gradual. This will be on the agenda for next week.

**Gateway West Mall (n/k/a Gateway Community Center)** – 1203 Hwy 2 W; parking lot changes. A discussion with Jeff Walla took place last week after our SRC meeting. Jackola may take over the whole project. They have discussed this with Fincher, but still need to figure out what to do with the sidewalk and trees. We don’t have a landscaping plan from them yet. This will be on the agenda for next week.

## **PLANNING OFFICE ITEMS: Planning Board Agenda**

**Gateway West Mall Parking Lot NW** – Nygren will be sending out a referral for the Conditional Use Permit for a set of apartments (150 units) similar to the apartments on Husky Street. This will be done in two phases. A clubhouse will be their recreational amenity. This will run from Two Mile down to the north entrance of the mall, taking up the whole north end. They are trying to buy the house as well. This project will be going to Planning Board on the 12<sup>th</sup>. A gate from this project to the Gateway Community Center or to the bus stop was discussed. The Conservation Corp. would like the Gateway Community Center to create a locked fenced area for their rigs. Nygren asked for comments to be submitted to him. He also stated that the east side of Financial Drive will need improvements.

## **OTHER REPORTS:**

**Meadows Edge** - When this went through with the plat and the PUD, these had a single 24-foot driveway that came in with flanges that came out to the sides so people could back out or park on the sides. We didn’t want four individual driveways coming down, creating basically a solid wall of driveways. The developer had some concerns on how this would function with people sharing driveways, so they came up with a couple different options. Rademacher described what they have shown now. Discussion was held regarding how the driveways would work for their 3-unit and 4-unit townhouses. Tabler will check with Haskins to see if he has any concerns with this new design.

**Colter Coffee** – 424 S Main St. They would like to develop a pocket park in the parking lot south of them that would include tables and chairs. Fincher would like to see a maintenance agreement in place to keep the maintenance responsibility away from the City and the Parking Commission. Nygren suggested they shorten up the curb cut and put in another parking space. Colter Coffee would be paying for the changes.

**Base Camp RV Park** – Gates with “emergency exit only” signs were shown. Dedman is okay with the sign as long as there isn’t a gate. Tabler suggested they put in a standard “Do Not Enter” sign at the entrance rather than the larger sign by the road (keeping the gate that is more internal), and everyone agreed. Sorensen will talk with Haskins about this.

The meeting was adjourned at 11:52 a.m.

cc:	Police	City Manager	Fairgrounds	MDOT
	Bldg.	Fire	City Clerk	City Airport
	Planning	Parks	Comm. Dev.	Public Works