

MILACA PLANNING COMMISSION

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MILACA WAS DULY HELD ON THE 12th DAY OF MARCH 2018, AT 255 1st ST. E. FOR THE PURPOSE OF PUBLIC HEARING AND REGULAR MEETINGS.

UPON ROLL CALL, THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harlicker X
Luke Kotsmith X Sherie BillingsX Arla Johnson X Pam Novak X

EX-OFFICIO MEMBERS:

Marshall Lind, Building Official/ Zoning Administrator X

Laurie Gahm, Liaison

Others Present:

John Monroe, Nate Byom from Kwik Trip, Joel Millam, Debbie Griffin from Union Times.

Commissioner Harlicker opened the public hearing for the conditional use.

Public hearing for a request from Kwik Trip Inc. for a Conditional Use for a gas station located in the B-2 General Business District.

Nate Byom from Kwik Trip stated how excited that Kwik Trip is to be coming to Milaca, they will employ 25-30 people with half of those being full time. He addressed the truck parking stating that it is not intended for long term parking and it is usually used when a trucker wants to come in and use the facilities and buy something and then fill up with fuel.

With no other comments, Commissioner Harlicker closed the public hearing for the conditional use and opened the public hearing for the sign variance.

Public hearing for a request from Kwik Trip Inc. for a sign variance for two free standing signs and one sign taller than the maximum height of 30 feet. The signs are located in the B-2 General Business District.

Nate Byom from Kwik Trip stated that need for the variance for two free standing signs is so one can be seen from HWY 23 and one can be seen from HWY 169. In the variance, Kwik Trip is also asking to have the sign #14 on the plans taller than the City Ordinance of 30 feet. Kwik Trip is asking to have the sign 60 feet tall but is asking to have the sign as tall as the Hardees sign.

With no other comments, Commissioner Harlicker closed the public hearing for the sign variance and opened the public hearing for the preliminary and final plat.

Public hearing for a request from Kwik Trip Inc. for a Preliminary and Final Plat in the B-2 General Business District.

Lind explained that the lot, block and plat name will all stay the same. The City Engineer asked Kwik Trip to do a final plat so that the required easements can be added to the property that are needed that were never legally there.

With no other comments, Commissioner Harlicker closed the public hearing.

The Regular Planning Commission was called to order and roll call was taken.

Motion was made by Commissioner Billings to approve the minutes of the October 9, 2017 planning commission meeting. Second by Commissioner Johnson.

Motion **passed** unanimously, Kotsmith abstained because he was not present at that meeting

Planning Commissioner Harlicker asked if Lind would explain the conditional use request.

Lind explained that Ashley Kwik Trip was asking to have a gas station in a B-2 Zoning District.

Ordinance 156.039 (F) (7) allows a gas station in a B-2 with a conditional use.

Commissioner Harlicker asked if Mr. Byom could explain why they could not move the pond and the truck parking so the truck parking wouldn't be so close to HWY 23.

Mr. Byom stated that with the elevations of the lot and the lot not being very big, the placement of the two items were in the best location.

Commissioner Billings asked if there would be a fence along the West property line to shield the lighting from the residential properties.

Mr. Byom stated that there is already a fence located between the properties but they are adding trees alongside the fence per City Engineer request to block the lights.

Commissioner Billings asked if they were going to be open 24 hours a day.

Mr. Byom stated that they are planning to be open 24 hours a day, but the lights in the canopy are recessed and the lighting is directional lighting so not to cast light on the adjacent properties. Mr.

Byom stated that another tree could be added along the West side property line to block the lights.

Commissioner Harlicker asked if there could be shrubs or landscaping on the back side of the truck parking to block that area from HWY 23.

Mr. Byom stated they could do that.

Commissioner Harlicker made the motion to approve the Conditional Use request from Kwik Trip with the conditions that they add another tree on the West property line and that they add shrubs along the back side of the truck parking, and that the Conditional Use expiration be extended to 18 months from the time it is approved. Commissioner Johnson seconded the motion.

Motion **passed** 4-0, Commissioner Billing abstained due to conflict of interest

Planning Commissioner Harlicker asked if Lind would explain the sign variance request.

Lind explained that City Ordinance 156.33 (E) only allows one free standing sign and that no sign can be higher than 30 feet without a variance. Lind explained that Kwik Trip is asking to have two free standing signs, one that would be seen from HWY 23 and one that could be seen from HWY 169. The sign #14 on the plan, that is for HWY 169, Kwik Trip is asking to have the sign as high as the Hardees sign.

Commissioner Harlicker asked if the sign #13 on the plan along HWY 23 could be a monument sign to make it more attractive and not so high.

Mr. Byom stated that they could do that.

Commissioner Kotsmith made the motion to approve the sign variance allowing the sign #14 on the plan to be as high as the Hardees sign and to allow two free standing signs with the one sign #13 on the plan has to be a monument sign and that the variance expiration be extended to 18 months from the time it is approved. Commissioner Novak seconded the motion.

Motion **passed** 4-0, Commissioner Billing abstained due to conflict of interest

Planning Commissioner Harlicker asked if Lind would explain the preliminary and final plat request. Lind explained that there are a few easements that needed to be established on the existing property that were not currently in place. The storm water easement that goes across the property would be relocated. The City Engineer is requiring Kwik Trip to plat the property showing the correct easements for the utilities that already exist on the property. Lind gave a copy of the City Engineers comments on the plat and stated that the City Engineer is requiring that Kwik Trip provide a maintenance agreement for the onsite storm water management system and that the maintenance agreement be recorded at the county.

Commissioner Kotsmith made the motion to approve the preliminary and final plat for Kwik Trip with the condition that they meet all of the requirements from the City Engineer and that the variance expiration be extended to 18 months from the time it is approved. Commissioner Novak seconded the motion.

Motion **passed** 4-0, Commissioner Billing abstained due to conflict of interest

Under other business, Lind stated that next month there will be a Planning Commission meeting dealing with the new rental ordinance.

Commissioner Harlicker asked if they could have a copy of both ordinances to see the changes. Lind stated that there is nothing the same with the ordinances and they would be able to see the changes easily.

With no other business a motion to adjourn was made by Commissioner Johnson, second by Commissioner Kotsmith.

Motion **passed** unanimously

Minutes respectfully submitted by,

Marshall Lind

Marshall Lind
Zoning Administrator

Full minutes can be heard on tape on file