

PLANNING BOARD MEETING
Monday, August 9, 2021 7:00 P.M.

Board Chair Ed Palandri called the meeting to order at 7:06 p.m. Roll Call: Present: Kathy Dueling, Tim Podraza, Jay Gundersen, Ed Palandri, Ray Pauly and Drew Evers; Absent: Robert Horan. Podaraz moved to approve of the agenda, seconded by Pauly; unanimous approval; Gundersen moved to approve the consent agenda with the planning board minutes for July along with the building permit report, seconded by Ray; approved unanimously.

New Business:

Grant Andersen of MAPA has prepared a proposal to update the city comprehensive plan. Previous plans are from 2006 by RDG and MAPA helped prepare the 2013 update that was never finalized. Grant would be the point of contact for preparing the new plan. There would be 3-4 public meetings and need a handful of volunteers to help with drafting the vision of the city. Gundersen moved to recommend proceeding with MAPA proposal, seconded by Pauly, approved unanimously.

Chip Corcoran of RIC representing Hastings Family Holdings, LLC. has provided site plan and project narrative for improvements at 2614 N. 5th Street.

The subject property is located at the intersection of North 5th Street and Avenue H and is zoned M-1 Limited industrial District. The property is surrounded primarily by industrial development. Except for a single-family home, located to the north. Since 2018 the property has been used by the property owner as offices, and a maintenance facility for its logistics business. In 2020 the company began to transition maintenance operations to a larger facility and has listed the property for lease with CBRE of Omaha, Nebraska.

The applicant is working towards a lease agreement with a perspective tenant. The tenant is requesting to utilize the land to the south of the building for outdoor storage of liquid handling equipment that they rent to the public, contractors, and municipalities. Equipment being offered for rent will include water pumps, generator sets, filtration systems, pipe, hoses, and tanks. Other equipment will include company trucks and trailers used to haul rental equipment. There will be 10 to 15 full-time employees, with duties ranging from sales, engineering and maintenance. Operations will be between the hours of 8am to 5pm, Monday thru Friday. This will be the tenant's first permanent facility in the greater metropolitan area. The applicant is requesting a Conditional Use Permit for outdoor storage on behalf of the perspective tenant.

Gundersen moved to support the project as long as they follow the board recommendations and terms of conditional use permit, seconded Dueling; unanimous approval.

McGrew Trucking conditional use permit. Concerns of operating ahead of the changes to the zoning regulations being finalized; the smell has been unpleasant, hopper trucks at the location and bags being opened. Owner said the issues have been corrected. Will be sending the hopper trucks to Bellevue location for future operations. Palandri told owner to talk to the council and explain what happened, we value your business. Dueling stated when something comes up in the

future let City Hall know what is going on; Gundersen does not want to interfere, but do what you say you are going to do from now on. Palandri also suggested that the owner's attorney speak with the City Attorney.

Palandri would like to see changes to the conditional use permit if not parking on east side. Recommend going to council . Need to revisit screening ect if there will be changes on how the site will be operated. Ed will look into specific wording.

Gundersen moved to adjourn at 8:17 p.m. seconded by Podraza; unanimous approval.