

PLANNING BOARD MEETING
Monday, July 8, 2019 7:00 P.M.

The Planning Board meeting was called to order at 7:13 p.m. by Chairman Kathy Dueling.

Roll Call: Present: Kathy Dueling, Ed Palandri, Ray Pauly, Nate Bradburn; Absent: Jay Gundersen, Tim Podraza and Scott Crowder. Building Inspector Lem Sheard was also present.

Palandri moved to approve of the agenda, seconded by Bradburn; Unanimous approval.

Palandri moved to approve consent agenda, seconded by Bradburn; Unanimous approval.

New Business:

Praxair project, is to replace the west portion of the facility with a new building, parking lots and loading docks to make moving the pallets of bottles easier and safer. Palandri complemented the consultant they used was very thorough with full set of plans; Recommending approval, but wants to make sure the Council approves a waiver because the building does not meet the certain architectural requirements of that district; Palandri does not believe it really apply here because the company is trying to match an existing facility.; seconded by Pauly. Unanimous approval.

TSL project to build a pre-engineered building to enclose the unloading area and auger that moved the product into trailers for transport.

Ed Palandri, first motion would be to recommend that a new definition be added to the zoning ordinance under agricultural industries to include this type of operation and request recommendation from the city attorney. Since it is an administrative change, Palandri does not believe it requires the public hearing

Since the developer has not purchased the building and auger, the business owner cannot have access a full set of plans with electrical drawing for the auger system.

Palandri moved to approve the project conceptually for a pre-engineered building with the following sub-stipulations: 1. Develop and submit a maintenance plan as part of the permit application; 2. Obtain the council support to waive the architectural building requirements for the project; 3. At least provide a letter addressing the drainage and storm water issues and what that recommendation is; 4. Upon completion of the building, present in person and writing to the Building Inspector, a plan of how the company will combat the odor problems and prevent the product from not leaving those buildings except through containers. Motion was seconded by Nate. Roll Call: Yes: Bradburn, Pauly, Dueling, Palandri.

Concerned about adding additional language to address Agricultural uses in the Land Development Ordinances because there may be no end to the possible changes at the site. We cannot predict what will happen in 20 years; Add definitions and guidance for future development.

The Board moved onto discussing old business of the Comprehensive Plan updates to prepare for updating and approval.

With no further comments, Palandri moved to adjourn seconded by Pauly at 7:57 p.m.

Kathy Dueling, Chairman

Jackie Carl, City Clerk