



VILLAGE OF KIMBERLY

Plan Commission

Minutes

Tuesday, February 21, 2023

Chairman Kuen called the meeting to order at 6:00 p.m. Commissioners present were Dean Schiesl, Jeremy Freund, Norb Karner, Mike Hruzek, Todd Schneider, and Dave Vander Velden. Also in attendance were Maggie Mahoney, Village Administrator, Brad Werner, Village Engineer, and Allyn Dannhoff, Operations Director.

Item 2. Minutes. Motion by Karner, second by Hruzek, to approve the minutes of the September 20, 2022 meeting. Approved 7-0.

Item 3. Site Review, 800 E. Maes Ave., Remodel for Grocery Store and Future Tenant Space.

Chairman Kuen introduced this item. Operations Director Dannhoff introduced Aaron Aspenson of Festival Foods and Grant Duchac, Excel Engineering, then provided an overview of the project and more in-depth information on the refrigeration equipment decibels and proposed signage. Dannhoff explained it could not be determined with certainty the refrigeration equipment would comply with the 70 db limit at the property line, offering the option to recommend an exception by requiring the equipment to meet the sound levels at the north right of way line of the abutting street. Dannhoff then explained the proposed signage exceeds ordinance regulations in height and square footage, and offered a sign ordinance amendment granting the Plan Commission to approve variances and exceptions when the signage is considered as part of a comprehensive site review.

Additional discussion ensued on parking lot lighting, the Traffic Impact Analysis confirming the Lincoln/Maes intersection should be re-signalized, confirming cross access would be maintained during construction, including when the parking lot is repaved, and traffic associated with the Click N Go grocery pick up site.

Motion by Karner, second by Schiesl to recommend approval of the proposed plans as recommended and conditioned in the staff report. Approved 7-0.

Item 4. Planned Unit Development, Parcels 250089207, 250089208, The Blue at the Trails.

Chairman Kuen introduced this item. Dannhoff introduced Bryan Kaster, Wilson Place LLC, and Sam Statz, Hoffman Planning, Design, and Construction, then provided an overview of the owner occupied condominium Planned Unit Development, explaining the complete PUD would be a series of phases brought forth for approval. This phase is seeking approval for the 4-45 unit buildings, parking associated with these 4 buildings, the general concept of the overall development and the zoning regulations this phase of PUD approval is seeking exception (identified in the staff report and draft PUD document.)

Dannhoff advised on-site parking for the 4–45-unit buildings as proposed is slightly deficient from the 2 stalls per dwelling zoning standard informing the Commission 90 stalls are required by zoning standards with 80 being provided. Mr. Kaster provided insight that their planning was to provide 1 stall with the studio units, stating unlike rental units where parking may need to accommodate 2 stalls per unit due to change of tenants, these are owner occupied where would be owners will have an

upfront understanding of parking availability. Discussion by the Commissioners identified in this model, parking is regulated by the stalls assigned to and purchased with each unit, as well as by condominium association rules.

Dannhoff pointed out there is space available to provide additional parking stalls in vicinity of the exterior parking lot should experience identify there is a need for additional parking stalls.

Motion by Vander Velden, second by Karner to approve as presented, including the parking as presented. Approved 7-0.

Item 5. Rezone Parcels 250089207, 250089208 and 250089210 to R5- Planned Residential District.

Chairman Kuen introduced this item explaining the rezoning is a result of moving forward with the Planned Unit Development just discussed.

Motion by Karner, Second by Vander Velden. Approved 7-0.

Item 6. Existing Business. Dannhoff presented and explained draft ordinance amendments resulting from discussion of driveway and parking configurations existing in the Village in attempts to incorporate those configurations the Plan Commission expressed support. The Plan Commission provided additional comments, which staff will take into further consideration with the drafts. To be brought back at a future meeting.

Item 7. New Business. None.

Item 8. Adjournment. Motion by Karner, second by Hruzek. Approved 7-0.
Meeting adjourned 7:04 pm.

Respectfully Submitted,

Allyn Dannhoff
Director of Operations