

PLAN COMMISSION

February 10th, 2010

The Plan Commission convened and was called to order by Chairperson-Mayor Marsh.

Present at roll call were: Mayor Ron Marsh, Vice Chairperson Nate Klassy, Alderperson Keith Ingwell, and William Bethke. Also present were City Attorney Rex Ewald, Engineering Supervisor Alan Gerber, Fire Chief Darryl Rausch, Tere Dunlap from the Monroe Times and Terry Martin from Artisan Design Build. Absent members were Ron Spielman, Paul Sniff and John Frantz.

Purpose of Meeting:

1. Recommend to Council to accept easement from Monroe Clinic
2. Discuss and possibly approve Resolutions Approving Changes to Restated Development Agreement, General Development Plan and Specific Implementation Plan (Phase 1) for Northpass Planned Unit Development
3. Discuss and approve location and design of proposed west side fire station

1. Recommend to Council to accept easement from Monroe Clinic

Attorney Rex Ewald stated this is a segment of 5th street that the council already passed the resolution on about vacating it. Attorney Ewald stated technically it's not final yet and the reason is, they needed to get some things worked out first, which have been stretched out over the last couple of years. At the time the Monroe Clinic was going to build over it when they got it vacated. The utilities were resolved because it became private property so we had our utilities and we needed an easement for it. Engineering Supervisor Al Gerber asked about the other underground utilities, such as gas, electric, and telephone. The City has allowed them to get those permits through the Board of Public Works, if they vacate this and reverse private property, leaving it to the private owner. Paragraph B states this, as Attorney Ewald inserted it today (please see attached). It states this: it grants to the city an easement right to allow other utilities to go into this vacated street. The utility company comes to the Board of Public Works and they give them a permit to work in the street, after the street is vacated, it's part of the City's easement right, that the Monroe Clinic would give us. Attorney Ewald tried calling the Monroe Clinic to see how they feel about it and no one answered his calls, and does not know if they have a problem with it or not. Attorney Ewald proposed that the Plan Commission Committee approve the easement as it reads now. It gives a direct easement for the water, sewer & storm water, with additional control over the other utilities.

Mr. Nate Klassy asked if they are not building over it, do we still have to vacate it. Attorney Ewald stated he was concerned about this staying open and being a liability issue to the City with people using it, and also who would be responsible for snow plowing it. Mr. Gerber said they are going to make it a private boulevard and they are going to do some angle parking on both sides of the streets, 22nd and 20th, and they plan on narrowing the entrances. He also stated that the Monroe Clinic would maintain it. Mr. Klassy asked if with this easement, can we put in a new water main. Attorney Ewald stated yes they could. He stated the easement is the entire width of the street or about 60 feet of the street. It does have 2 gas lines and 2 water mains.

Mr. Rausch stated they can not close the street. Mr. Rausch hasn't seen the final designs and what he did see it did not show or say anything about the narrowed entrances and angled parking. He's assuming they'll meet the minimum width of 20

feet wide 13' 6" high.

Attorney Ewald is mildly concerned if it stays appearing as a street, the city isn't maintaining it, that it is private property. There should be signage so it doesn't appear as a street.

Mr. Klassy doesn't feel comfortable passing this. Keith Ingwell asked if we can bring it back to the next Plan Commission meeting.

Motion made by Keith Ingwell and seconded by Nate Klassy to defer it to the next meeting and invite the Monroe Clinic personnel. Motion carried.

2. Discuss and possibly approve Resolution Approving Changes to Restated Development Agreement. General Development Plan and Specific Implementation Plan (Phase 1) for Northpass Planned Unit Development

Attorney Ewald stated that the PUD document with Northpass defines a minor change as, site plan, landscaping, utility plan, signage, etc., in ways that do not materially alter the final scope and character of the approved project. The Plan Commission has the authority to approve a minor change, and if it is not a minor change, then it would have to go to the Council as a modification to the PUD itself. The Plan Commission decides if it is or is not a minor change, then, if the resolution that Attorney Ewald proposes finds it to be a minor change, and they approve it, then it becomes the new Exhibit C for that PUD document showing the facade changes. The Northpass had the featured look to the project from the north and now that would be Sugar River Bank. The awnings had a striped appearance before and now would have a solid green appearance.

Motion made by Nate Klassy and seconded by Bill Bethke to approve changes to the General Development Plan for Northpass Planned Unit Development. Motion carried.

3. Discuss and approve location and design of proposed west side fire station

Fire Chief Darryl Rausch stated that in 2008 the location was already approved. Mr. Rausch talked about the design of the fire station. He stated the Fire Station will be partial brick and the upper part is made of insulated steel panel. The entire building is made up of a double sided steel panel with 4 inches of Styrofoam with 4 inches of foam insulation in between, so the structural panel actually becomes the outside finish. The lower part of the building will be 2 different colors of brick. He stated that the bell tower, the portion that stands out from the building, will be entirely brick. Mr. Rausch also said they plan on using a Type 2 Industrial building, which means, it has a steel frame, steel siding, steel studs on the inside. It has non-combustable material, and is fully sprinkled. It is an energy star rated building, meaning it has all the appropriate features for energy conservation. It has 30% day lighting throughout the structure, through the use of a lot of glass and skylights. Essentially every room that does not have a window to the outside has a skylight. There is no off building signage as of yet. If they decide to put up a free standing sign, he would bring that back to the Plan Commission for a separate approval. They will decide once the building is up, they will look and see how it fits on the wall and make their decision at that time. The building sits slightly to the SW, and the reasoning is because on the east end of the lot it has about an 8 foot drop off into a retention system and there would have to be a lot of filtrating. All of the water will be maintained onsite in their own infiltration pond, prior to going in to the City's retention system. They will be using cement for the driveway and the parking areas would have asphalt. The total piece of property would be 2 acres. The building is 138 X 80. The infiltration pond would not be rock area, it would be a rock filled depression covered with a barrier. There would be a slight depression for water collection.

Motion made by Keith Ingwell and seconded by Bill Bethke to approve location and

design of west side fire station, (Fire Station #1). Motion carried.

Motion made by Keith Ingwell and seconded by Nate Klassy to adjourn. Motion carried.

Stephanie Bachim - Secretary

**RESOLUTIONS APPROVING CHANGES TO RESTATED DEVELOPMENT AGREEMENT,
GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN [PHASE I]
FOR NORTHPASS PLANNED UNIT DEVELOPMENT**

Whereas, on February 5, 2008 the Common Council for the City approved a Restated Development Agreement, General Development Plan and Specific Implementation Plan [Phase I] for Northpass Planned Unit Development dated as of December 18, 2007 and designated "December 18, 2007 - 9:00 A.M. Revision" [the "Restated PUD Document"], and

Whereas, RMP Properties I, Inc. ["RMP"], the owner of all property in the Northpass Planned Unit Development, has proposed certain changes to the signage and awnings appearing on the façade of the building facing 18th Avenue from those shown on Exhibit C to the Restated PUD Document, which changes appear on the attached Exhibit C, and

Whereas, Section 5-10.7-8 of the Monroe City Code authorizes the Plan Commission to review proposed changes to an approved General Development Plan or Specific Implementation Plan and to determine if the proposed changes meet the criteria of minor changes within the meaning of Section 5-10.7-8 of the Monroe City Code; *now, therefore, be it*

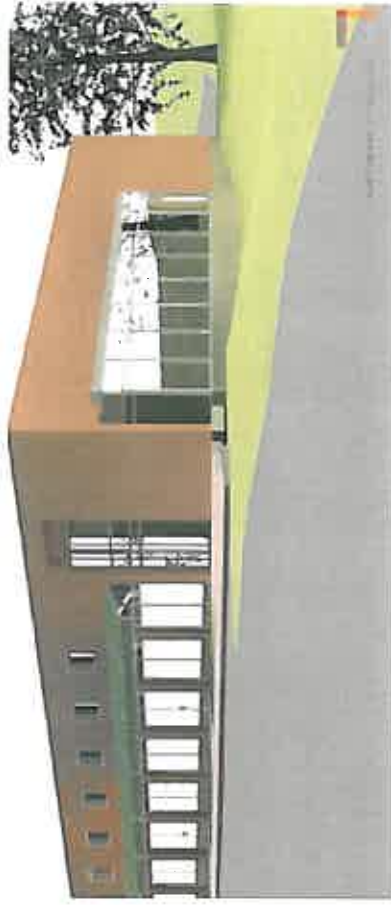
Resolved, by the Plan Commission as follows:

1. The Plan Commission finds that the changes proposed by RMP to the Restated PUD Document as reflected on the attached Exhibit C constitute minor changes within the meaning of Section 5-10.7-8 of the Monroe City Code.
2. For all purposes relevant to administration of the City's zoning code, the Exhibit C attached hereto shall be deemed to be the Exhibit C referred to in the Restated PUD Document and the Exhibit C attached to the Restated PUD Document when it was originally approved shall be superseded entirely by the attached Exhibit C.

Dated this 11th day of February, 2010.

APPROVED:

Ronnie G. Marsh, Plan Commission Chairperson



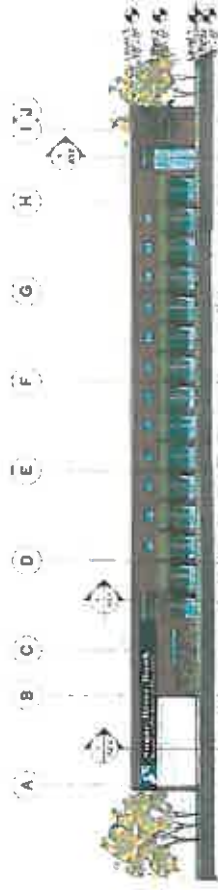
Southwest



Front Facing Southeast



North



West

EXHIBIT C

Building Renderings