

PLAN COMMISSION

March 10, 2010

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

Present at roll call were: Members Mayor Ron Marsh, Vice Chairperson Nate Klassy, Paul Sniff, Alderperson Keith Ingwell, & Ron Spielman. Also present were City Attorney Rex Ewald, Tere Dunlap with The Monroe Times, Director of Public Works Kelly Finkenbinder, Stephanie Bachim, and Jim & Karen Zuber. Members William Bethke & John Frantz were absent at roll call.

Purpose of Meeting:

1. Discuss and possibly approve location, building and site plan for Zuber's Sausage Kitchen in Monroe (North) Business & Industry Park.

Motion made by Paul Sniff and seconded by Keith Ingwell to approve the minutes from the April 15th, 2009 Plan Commission meeting. Motion carried.

1. Discuss and possibly approve location, building and site plan for Zuber's Sausage Kitchen in Monroe (North) Business & Industrial Park.

Jim & Karen Zuber with Zuber's Sausage Kitchen were present. They have owned Zuber's Meats since 1991. They stated that there would be no killing or slaughtering at the facility. Mr. Zuber said the meat they would get at the facility will be 55-60 lb. boxes of boneless chuck meat. There would be smoking & packaging only, no butchering or processing. They have had no smoke complaints or any other complaints in the last 20 years. They will be doing venison in the fall. Mr. Zuber will not be skinning or cutting the meat at the facility.

Director of Public Works Kelly Finkenbinder presented a map of the Industrial Park at this time.

Mr. Finkenbinder talked of the elevations & site plans of the building. Elevation 1 is in the front, Elevation 2 is in the rear, and Elevations 3 & 4 would be the sides of the building. Mr. Finkenbinder mentioned to Mr. Zuber about the requirements of the approximately 4 foot brick break in the front of the building. Mr. Finkenbinder stated that it would likely have the same break on the corner of two roads or streets along the second road.

Mayor Marsh questioned the landscaping at this time. According to Mr. Finkenbinder, they are keeping that a part of the zoning of the Industrial Park. Mr. Marsh wants to make sure they address that and get it done & not wait on it. Mr. Finkenbinder will give Mr. Zuber a copy of the ordinance & go over all the landscaping ordinances.

Mr. Zuber's land preference is at the corner of 29th Ave & County Road DR, which is at the north end of the park. Mr. Finkenbinder also gave him a couple of other alternate sites further to the south. Mr. Zuber is looking into getting approximately 1-acre of land. They service approximately 300-400 customers that walk through in a year. They have approximately 1500 venison customers per year. Approximately $\frac{3}{4}$ of Mr. Zuber's customers come from Illinois. Mr. Zuber likes the location, thought it would be easier to find, and would have easy access to get in & out. Mr. Zuber planned on putting in a service counter. Customers would buy individual packages of meat, like landeaegers & snack sticks. Attorney Rex Ewald will have to check on having retail in the Industrial Park due to zoning. Currently no retail is allowed in the remainder of the Industrial Park. Though it could be rezoned, the next step would be to get it approved.

Ron Spielman questioned the zoning in the area. Mr. Finkenbinder noted that the

land that is available is not zoned for retail. The only buildings that have retail now are Woodland Hunting & Fastenal and they were rezoned for that.

Mr. Klassy said he would hate to see them cut a corner out of the land. The 17-acre parcel would be best served sold as one parcel next to County Road DR. Mr. Klassy would like to see it be used for a distribution center or warehouse, because of the location & grade of the land. Mr. Klassy stated he has no problem with the other two proposed locations. If Mr. Zuber wanted to put a little more money into the building & be noticed, the land across from R. Mueller would be a possibility. If he wanted to save money, he could buy the land across from Troy Ludwig's business, which is the middle lot. Mr. Klassy stated he'd really like to save the bigger lot for a distribution center, which would be approximately 17 acres.

Attorney Ewald said they would have to make an adjustment or amendment to the code if the Zubers wanted to have retail in the Industrial Park. They could make it as a conditional use. Attorney Ewald stated that conditional use is as follows: permitted use includes retail sales associated with the manufacturer's products on the seller's premises. Permitted use is processing, packing & manufacturing of food, except, meat, meat products, fish, fish products & sauerkraut. It would take some time, but could be done to get the changes made to have it stated as a conditional use. It would have to go to Council, have a public hearing, and an amendment to a zoning ordinance would need to be done. A zoning ordinance requires 3 consecutive weeks of publication.

Mr. Klassy stated that raw meat is hard to treat in the sewer system & was worried about that being a problem. Mr. Zuber again mentioned that the meat would be brought in as packaged meat & packaged meat would not have waste.

Mr. Zuber stated it would create 5 new employees within 3 years. The pay scale would be more than adequate for a family to buy a home.

Mr. Finkenbinder suggested they look at zoning and revisit the locations, building elevations, and landscaping before the next meeting.

Mr. Spielman feels they need to figure out how to make it work and get things going.

Mr. Klassy asked the Zubers about the building time frame. Mr. Zuber wants to start digging no later than the end of June or early June if possible. He is thinking it would take about 3 months to build. Mr. Zuber would like to get in the building by Nov. 1st, 2010 and be ready for the busy deer season.

Mayor Marsh stated they would wait until the next meeting when they have the selection of the land, and have Attorney Ewald propose the language at that time. According to Attorney Ewald, they would have to go through the Purchase & Development Agreement yet also.

Motion made by Nate Klassy and seconded by Keith Ingwell to postpone this until the April 14th, 2010 Plan Commission meeting. Motion carried.

Motion made by Keith Ingwell and seconded by Paul Sniff to adjourn. Motion carried.

Darci J. Dammen/Stephanie L. Bachim - Secretary