



PLANNING & ZONING COMMISSION

March 19, 2024 Meeting Summary

7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Beth Wentzlaff; Matthew Fournier; and Councilor John Geissler

Members Absent: Valerie Ouellette and Buckley Simmons

Others Present: Eric Johnson, Community Development Director; Pat Malley, 4691 Vaux Rd.; and Mark & Jacqueline Carlson.

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the March 19, 2024 agenda as presented. Seconded by Matthew Fournier. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Beth Wentzlaff to approve the February 27, 2024 minutes as presented. Seconded by Corey Kolquist. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARING

5A. An application for a Preliminary Planned Unit Development (PUD) Amendment by Jay Zierden/BMAX for a 10 building/20 total unit twinhome/duplex development on 10 acres. The property is located at 399x Stebner Road and is located in a R-3, Residential zoning district. **THIS ITEM HAS BEEN REMOVED FROM THE AGENDA**

5B. An application by ABDO Marketplace LLC. for a Commercial Industrial Development Permit for the construction of a 10,640 square foot retail/commercial building with associated site and stormwater improvements. The property is approximately 2.75 acres in size and is located at 559x Miller Trunk Highway and is located in a C-1, Office/Light Industrial zoning district.

Eric Johnson, Community Development Director set forth that the applicant, Abdo Marketplace, LLC, is working to develop the property located at 5598x Miller Trunk Highway, in order to construct a 10,640 square foot retail/commercial building with 35 parking spaces. The project involves the construction of the building along with a driveway onto Vaux Road; a paved bituminous parking lot with 35 spaces and stormwater facilities.

The following residents spoke about their concerns regarding this project. The main issues were, stormwater, traffic concerns and nature of Vaux Road in relation to truck traffic.

Pat Malley, 4691 Vaux Rd.

Mark Carlson, 3988 Stebner Rd.

Jacqueline Carlson, 3988 Stebner Rd.

Motion made by Corey Kolquist to approve the application by ABDO Marketplace LLC. for a Commercial Industrial Development Permit for the construction of a 10,640 square foot retail/commercial building with associated site and stormwater improvements. Seconded by Beth Wentzlaff. Motion carried 4 to 0.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None

Corey Kolquist – None

Valerie Ouellette – Absent

OPEN –

Beth Wentzlaff – None

Buckley Simmons – Absent

Matthew Fournier – None

John Geissler – None

ADJOURN

Motion made by Matthew Fournier to adjourn the meeting. Seconded by Beth Wentzlaff. Meeting adjourned at 7:32 pm.

Officiated by:

Transcribed by:

Joe Peterson, Chairman

Mary Melde, Administrative Assistant