



**Minutes**  
**City of Burlington Plan Commission**  
**July 14, 2015, 6:30 p.m.**

Mayor Robert Miller called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Tom Vos and Todd Bauman; Commissioners Darrel Eisenhardt; John Lynch; Andy Tully; and Chris Reesman were present.

**APPROVAL OF MINUTES**

Commissioner Lynch moved, and Commissioner Eisenhardt seconded to approve the minutes of June 9, 2015. All were in favor, and the motion carried.

**LETTERS & COMMUNICATIONS**

None

**CITIZEN COMMENTS**

None

**PUBLIC HEARINGS**

**A. A Public Hearing to hear public comments regarding a Conditional Use application from Tim Lynch for property located at 800 Blackhawk Drive to expand a truck parking lot for Veteran's Truck Line, Inc.**

- Mayor Miller opened the Public Hearing at 6:32 p.m.
- There were no comments.

Alderman Vos moved, and Commissioner Reesman seconded to close the Public Hearing at 6:33 p.m. All were in favor and the motion carried.

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. Consideration to approve a Conditional Use and Site Plan application from Tim Lynch for property located at 800 Blackhawk Drive to expand a truck parking lot, subject to Patrick Meehan's May 27, 2015 and Kapur & Associates' May 28, 2015 memorandums to the Plan Commission.**

- Mayor Miller opened this item for discussion.
- Patrick Meehan stated he added a few changes to his original memorandum, such as the installation of a Landscape Bufferyard of M-2 and that a Land Consolidation be accomplished within 90 days of this conditional approval combining the two lots.
- There were no further comments.

Alderman Vos moved, and Alderman Bauman seconded to conditionally approve the Conditional Use and Site Plan application to expand a truck parking lot and a wet storm water management detention basin, subject to Patrick Meehan's May 27, 2015 and Kapur & Associates' July 10, 2015 memorandums to the Plan Commission as follows:

- The pond is required to be inspected and certified by the City Engineer.
- A Landscape Plan has been met to assure the stabilization of the soil surrounding the proposed wet detention basin. The installation of a Landscape Bufferyard Intensity Factor 2 on the north side of the property where the M-3 Zoning District abuts the B-1 Zoning District as required by Table 7 of Section 315-52(H)(10) of the City Zoning Ordinance has been met.
- NEW outdoor lighting is to serve the proposed new expanded truck parking lot, which indicates location, type, and illumination level (in foot-candles) of all outdoor lighting proposed to illuminate the site has been meet. All such lighting is to be the total cut-off luminaire type, which also meets the requirements.
- That a Land Consolidation be accomplished within 90 days of this conditional approval combining the two lots and evidence of such combination be supplied to the City Clerk.

*All were in favor and the motion carried.*

**B. Consideration to recommend approval of an ordinance to amend the Planned Unit Development (PUD) District for the Fox Crossing Apartments at 200 Bridge Street, subject to Patrick Meehan's June 29, 2015 and Kapur & Associates' July 7, 2015 memorandums to the Plan Commission.**

- Mayor Miller opened this item for discussion.
- S.R. Mills, developer of Fox Crossing, gave a presentation stating that the waiting list has been capped at 45 people until the development is started. The Planned Unit Development size has been increased from 24 units to 32 units and there are 2 parking stalls per unit. The construction is scheduled to begin late fall around November.
- Alderman Vos asked if there will be underground parking for the residence at this new building. S.R. Mills stated they will be no parking under the building structure, but the current underground parking was oversized anticipating for Phase II and there are 40 covered parking stalls remaining in the first constructed building, totally 115 parking stalls for 56 units. Commissioner Eisenhardt clarified that the residence in Phase II can use the underground parking at Phase I. Commissioner Eisenhardt questioned how many bedrooms will be in each unit. S.R. Mills stated it is a 4-story building with one, two and three bedrooms. Patrick Meehan stated Bear Development is within the off-street parking parameters.

- Commissioner Eisenhardt questioned who owned the Riverwalk and what the plans were to be able to walk to the river. Mayor Miller replied the Riverwalk is owned by Styza. Mayor Miller stated previously the City tried to have a walkway, but there were flood issues where the entire sidewalk would be underwater in the event of heavy rainfalls. The City even considered raising the sidewalk, but this would lower the height under the bridge. Patrick Meehan stated there was a letter from FEMA stated having a bridge across would not be possible.
- Commissioner Bauman asked where the laundry facilities are. S.R. Mills replied there are hook-ups in all of the units and some of the two bedroom and three bedroom units will be provided with a washer and dryer. There will also be a common area.
- There were no further comments.

Commissioner Tully moved, and Alderman Vos seconded to recommend approval of an ordinance to amend the PUD District, subject to Patrick Meehan's June 29, 2015 and Kapur & Associates' July 7, 2015 memorandums to the Plan Commission as follows:

- To construct a total of two buildings, the first consisting of 24 units as presently constructed and the second consisting of 32-unit multi-family building.
- A departure from the parking requirements otherwise required by the RM-4 Multiple Family Residence District and Section 315-48(1) and Table 5 of the City Zoning Ordinance to allow for the provision of a total of 115 off-street parking spaces to serve the proposed total 56-unit, multiple family apartment development with an average number of off-street parking spaces provided per dwelling unit of 2.053.
- It is recommended that detailed storm water, utility and engineering plans shall be submitted to the City for review.

*All were in favor and the motion carried.*

## **ADJOURNMENT**

Alderman Vos moved, and Commissioner Bauman seconded to adjourn the meeting at 6:48 p.m. *All were in favor and the motion carried.*

Recording Secretary  
 Kristine Anderson  
 Administrative Assistant