



Minutes
City of Burlington Plan Commission
October 11, 2016, 6:30 p.m.

Alderman Tom Vos called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Bob Grandi; Commissioners Darrel Eisenhardt; Chad Redman; Chris Reesman; and Andy Tully were present. Mayor Jeannie Hefty was excused.

APPROVAL OF MINUTES

Commissioner Eisenhardt moved, and Commissioner Redman seconded to approve the minutes of September 13, 2016. All were in favor, and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

PUBLIC HEARINGS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Site Plan application for property located at 472 W. Market Street (KW Precast) to add a new entrance and driveway off Spring Valley Road, subject to Graef's October 5, 2016 and Kapur & Associates' October 4, 2016 memorandums to the Plan Commission.

- Alderman Vos opened this item for discussion.
- Alderman Grandi questioned where all the dust, trucks and traffic were going, as well as concerned about the noise. Carina Walters, City Administrator, suggested to KW Precast to give a presentation since all the Commissioners had the same concerns. Ms. Walters also stated that there will be no decision made tonight after having a meeting with City staff prior to the Plan Commission meeting; however, corrections that were discussed will be addressed. Ms. Walters commented that residents would be allowed to address their concerns, and this item will come before the Plan Commission at a later date.
- Ryan Cardinal, KW Precast Engineer, stated the trucks have difficulties with the turns along the current route and would like to adjust the route to make a clean and easy turn onto Spring Valley Road. Mr. Cardinal stated they are informing the neighbors along Spring Valley Road and Aurora Health Care of the situation and trying to work around schedules. Alan Mackey, KW Precast Transportation Program Manager, explained that KW Precast consists of obtaining raw materials and mixing and pouring wet concrete into forms. The concrete is then

used for structural components, such as parking decks, schools and walls for warehouses. There are about 15-25 loads of concrete components that ship out per day with roughly 15 minute intervals per hour. The loads of concrete components are received by their customers at the start time of the construction site, which is generally by 7:00 am, thus the start times of 4:30 am or 5:00 am is allowing for travel time. Commissioner Tully asked why KW Precast is not connecting to the Bypass using the existing several 100 feet on their property. Mr. Cardinal replied the State does not allow private access on some State Highways. Mr. Mackey commented that the property in question does not belong to KW Precast. Commissioner Reesman was inquiring if buffers for the neighbors were taken into consideration. Commissioner Reesman also wondered if the turn onto Hwy P was too tight compared to Hwy 36. Mr. Cardinal stated that plans are being drawn up with a buffer yard and the turn onto Hwy P is too tight for such large concrete materials. Commissioner Eisenhardt stated the exit on State Street with the curve, takes about 15-20 seconds to complete the turn. Commissioner Redman asked what type of surface is being proposed for the driveway and Mr. Mackey replied it would be asphalt.

- Jack Sommers, 1091 Spring Valley Road, stated he was surprised that trucks with that size of load would even be allowed on Spring Valley Road. Mr. Sommers also stated there would be about 500 cars daily entering and leaving the Aurora and was concerned about traffic backing up.
- Julie Haske, 1095 Spring Valley Road, stated Spring Valley Road would be the main entrance for Aurora and not just employees. The back-up alarms for the trucks sounded at 4:30 am last week and wanted to know if this will continue. Mr. Mackey stated he has received complaints regarding the noise, and since then has tried to mitigate the noise by asking the staff to idle the machinery as often as they can, has tried stripping the beds of the trucks to take the vibration noise down, (which is avoided before 6:00 am if possible), lowered the decibels of the alarm, and is having workers give hand signals instead of the truck back-up alarms to help reduce the noise. Mr. Sommers replied the trucks will always make some noise.
- Angel Dawley, W108 Hwy36, was concerned with the turn onto State Street since he has seen many accidents over the years.
- Alderman Vos stated that KW Precast should prove to the City the turn onto Spring Valley Road will work by addressing that trucks can make the turns without delaying traffic flow.
- Bill Henningfield, 1391 Spring Valley Road, stated when turning onto Spring Valley Road in the winter months the roads are extremely slippery and with the bike trail right there, traffic will be backed up.
- Jeremy Knowpow, 1009 Spring Valley Road, questioned if there are any current loads that are being produced that cannot be shipped out by the current route. Mr. Mackey answered not at this time, but this is a proposed route to allow for larger loads starting middle to the end of 2017. Mr. Knowpow suggested to go through the Cretex property for larger loads and re-address this issue at a later date when the larger products come.
- Alderman Vos stated the City cannot determine to purchase private property.
- There were no further comments.

B. Consideration to recommend approval to the Common Council of a Petition for Rezoning Map Amendment application from Jeffery Erickson on behalf of Faith Chapel Evangelical Free Church, located at 672 W. State Street to rezone from B-1, Neighborhood Business District to I-1, Institutional District, subject to Graef's October 5, 2016 memorandum to the Plan Commission.

- Alderman Vos opened this item for discussion.
- Jeffery Erickson, representative for Faith Chapel, explained the church is requesting to rezone 672 W. State Street from B-1 to I-1 and the purchase of the property is contingent on approval of the rezone. The rezone would allow the church to expand for the use of a future parking lot before a lot consolidation can occur, making one tax key number. Commissioner Tully questioned if the new parking lot would be accessible onto W. State Street. Mr. Erickson replied yes. Alderman Vos stated the new parking lot would alleviate parking on Westridge Avenue as currently done.
- There were no further comments.

Commissioner Tully moved, and Alderman Grandi seconded to recommend approval of a Petition Rezoning Map Amendment application to rezone from B-1 to I-1.

All were in favor and the motion carried.

C. Consideration to approve a Site Plan application from the Peter Scherrer Group to construct an 8-unit, multi-family building for Phase II, located at 1088 Hidden Creek Lane, subject to Graef's October 5, 2016 and Kapur & Associates' October 4, 2016 memorandums to the Plan Commission.

- Alderman Vos opened this item for discussion.
- Peter Scherrer, from The Peter Scherrer Group, stated the new 8-unit building will be the same layout and landscape as the previous Spring Brook Townhomes at 1108 Hidden Creek Lane. Gregory Guidry, Building Inspector, stated his concern regarding the parking lot going over the property line. Mr. Scherrer and Greg Governatori, Kapur & Associates, responded there are two options being considered; 1) a lot line adjustment, keeping the same Site Plan or 2) have a condominium overlay. Mr. Guidry questioned if a Certified Survey Map would require approval from the Commissioners.
- There were no further comments.

Commissioner Eisenhardt moved, and Commissioner Reesman seconded to approve a Site Plan application to construct an 8-unit, multi-family building for Phase II with the exception of the lot line being corrected.

All were in favor and the motion carried

D. Consideration to recommend approval to the Common Council of a Certified Survey Map from Ryan and Laura Freeburn for property located at 449 Storle Avenue, subject to Graef's October 5, 2016 memorandum to the Plan Commission.

- Alderman Vos opened this item for discussion.
- Commissioner Tully questioned why the lot lines were being adjusted. Laura Freeburn, owner, explained that when you are in her yard (449 Storle Avenue), there are things that look like they belong us, but officially belong to 488 Lewis Street (her mom's property). The lot line adjustment would give the feel that the boundaries are where they are supposed to be if her mother sells the lot at 488 Lewis Street.
- There were no further comments.

Alderman Grandi moved, and Commissioner Tully seconded to approve a Certified Survey Map application to adjust the lot lines.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Reesman moved, and Commissioner Eisenhardt seconded to adjourn the meeting at 7:15 p.m. *All were in favor and the motion carried.*

Recording Secretary
Kristine Anderson
Administrative Assistant