



Minutes
City of Burlington Plan Commission
February 12, 2019, 6:30 p.m.

Commissioner John Ekes called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Tom Preusker; Commissioners Chad Redman; Andy Tully; and Art Gardner were present. Mayor Jeannie Hefty and Alderman Bob Grandi were excused. Student Representative Ryan Stankus was present. Student Representative Thomas Martin was excused.

Commissioner Ekes stated he is retaining his right to vote.

APPROVAL OF MINUTES

Alderman Preusker moved, and Commissioner Gardner seconded to approve the minutes of January 8, 2019. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

A. Consideration to approve a Site Plan application from Al Mackey of KW Precast for property located at 472 W. Market Street for a new entrance and driveway on Spring Valley Road, subject to Graef's, Kapur & Associates', and Burlington Fire Department's memorandums to the Plan Commission. This item was tabled at the January 8, 2019 meeting.

- Commissioner Ekes stated this item will be discussed later, since the representative is not present at the time.

NEW BUSINESS

A. Consideration to recommend approval of a Final Plat and Development Agreement for Stonegate Subdivision, Addition No. II, subject to Graef and Kapur & Associates memorandums to the Plan Commission.

- Commissioner Ekes opened this item for discussion.
- Alderman Preusker stated he had talked with the President of the Stonegate Association who asked if Phase II was going to include the same covenants as Phase I.

- Nancy Washburn, developer, responded yes. Ms. Washburn explained she had discussed with Attorney John Bjelajac to amend the declaration to include that all of the existing covenants and restrictions from Phase I be honored and maintained for Phase II.
- Commissioner Ekes questioned if the wetland barrier that infringes on several lots was a concern. Ms. Washburn replied no, because of the buffer there is no direct drainage into the wetland. Commissioner Gardner stated it seems likely that the homes with basements will have sump pumps that will discharge into the wetland. Ms. Washburn answered the discharge into the wetland will not happen due to the construction of the home, the discharge is to the front of the house and not the rear.
- There were no further comments.

Alderman Preusker moved, and Commissioner Tully seconded to approve the Final Plat and Development Agreement.

All were in favor and the motion carried.

Commissioner Ekes stated the representative for 472 W. Market Street has arrived and will now be discussed.

OLD BUSINESS

A. Consideration to approve a Site Plan application from Al Mackey of KW Precast for property located at 472 W. Market Street for a new entrance and driveway on Spring Valley Road, subject to Graef's, Kapur & Associates', and Burlington Fire Department's memorandums to the Plan Commission. This item was tabled at the January 8, 2019 meeting.

- Commissioner Ekes opened this item for discussion.
- Ryan Cardinal, Cardinal Engineering, explained KW Precast makes large concrete products and bridge beams. The existing turns are too tight for the trucks, and not safe when passing two schools and a railroad track. The driveway off of Spring Valley Road is a straighter and safer route. The trucks are made to have more axels on the road, thus the weight is divided evenly, causing no extra damage to the pavement. The deliveries are timed per contract, so thus there is less traffic. A berm barrier, by the hill on the vacant area, will be provided to protect neighboring houses. There is also a deed restriction that does not allow more access points onto the bypass.
- Alderman Preusker asked if the 30-foot apron width is a new width. Greg Governatori, Kapur & Associates, stated 30-feet is the standard width for the driveway and 35-feet for the apron. Alderman Preusker stated he would like to see a wider apron. Mr. Cardinal stated the trucks can make the turns with the 30-foot apron, but was trying to do less of an impact. Mr. Cardinal asked if they could do 35-feet for the driveway and 40-feet for the apron, since wider is being suggested.

- Commissioner Tully asked if the City has any recourse if KW Precast wanted to make this their regular entrance. Mr. Cardinal answered this is an exit only for deliveries. Carina Walters, City Administrator, explained from a staff perspective, ideally you would want to see all truck traffic out of the City on this road, which would be another conversation in the future. Commissioner Tully was concerned if both KW Precast and Aurora keeps growing, then there might be issues with traffic increasing. Mr. Cardinal responded that there was a traffic impact analysis and growth study completed, which showed no impact to the intersection.
- Commissioner Redman asked if any neighbors attended the open house in April 2018. Mr. Cardinal responded yes, there were a few that addressed their concerns, but was a positive meeting.
- Commissioner Tully asked if landscape is a requirement. Ms. Walters responded that a landscape plan is required, as well as vegetation buffer, driveway material, and erosion control plan.
- Commissioner Garner states he likes the second exit out of the facility. Commissioner Gardner further stated he would like to see a wider driveway, so that there may be less tracking of mud on the road.
- Commissioner Tully asked how much of the drive will be asphalted, when looking at the entrance from Spring Valley Road. Mr. Cardinal responded he does not have the specific dimension, but it would be at least one long beam truck length.
- Commissioner Redman asked if there were any plans for lighting. Mr. Cardinal answered no, they did not want to disturb neighbors.
- Commissioner Gardner questioned if it is necessary to add a yellow light, or is it visible to see the trucks from a distance. Mr. Cardinal answered the first 300 feet is fully visible to cross traffic, and should not be an issue.
- There were no further comments.

Commissioner Gardner moved, and Alderman Preusker seconded to approve the Site Plan.

Alderman Preusker moved, and Commissioner Redman seconded to amend the motion to approve the Site Plan, with the conditions that the apron is up to 40 feet, and the length of the asphalt is 400 feet.

All were in favor and the motion carried.

NEW BUSINESS

B. Consideration to approve a Site Plan application from JL & DD Holdings, LLC for property located at 417 W. Market Street to construct a storage building, subject to Graef's, Kapur & Associates', and Burlington Fire Department's memorandums to the Plan Commission.

- Commissioner Ekes opened this item for discussion.

- Alderman Preusker asked if there was any space for landscaping. Megan Watkins, Assistant Administrator/Zoning Administrator, explained there is existing landscape and a rain garden will be added.
- There were no further comments.

Commissioner Tully moved, and Commissioner Gardner seconded to approve the Site Plan.

All were in favor and the motion carried.

- John Lunda, applicant, stated the apron is currently 40-feet, but Kapur & Associates would prefer it to be 30-feet. Mr. Lunda asked if the drive could be kept at 40-feet. Mr. Governatori responded the curb cut is 40-feet and would be okay with it staying the same.

Commissioner Tully moved, Alderman Preusker seconded to amend the motion to approve the Site Plan with a 40-foot apron instead of the 30-foot.

All were in favor and the motion carried.

ADJOURNMENT

Alderman Preusker moved, and Commissioner Tully seconded to adjourn the meeting at 7:15 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant