



Minutes
City of Burlington Plan Commission
May 12, 2020, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. through Zoom Meetings. Roll call: Aldermen Tom Preusker and Bob Grandi; Commissioners Chad Redman; Andy Tully; John Ekes; and Art Gardner were present. Student Representative Mattea Chamberlin excused. Also in attendance, Carina Walters, City Administrator; Megan Watkins, Assistant City Administrator/Zoning Administrator; and Tanya Fonseca, Graef.

APPROVAL OF MINUTES

Alderman Preusker moved, and Commissioner Redman seconded to approve the minutes of April 14, 2020.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Public Hearing to hear public comments regarding a Conditional Use application from Craig Faust for property located at 140 & 148 W. Chestnut Street, to allow for a fenced in outdoor seating.

- Mayor Hefty opened the Public Hearing at 6:33 p.m.
- There were no comments.

Alderman Grandi moved, and Commissioner Tully seconded to close the Public Hearing at 6:34 p.m.

All were in favor and the motion carried.

B. Consideration to approve a Conditional Use and Site Plan application from Craig Faust for property located at 140 & 148 W. Chestnut Street to allow for a fenced outdoor seating, repair the façade, add landscaping, and parking lot repairs, subject to Graef's and Burlington Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Tanya Fonseca, Graef, explained the owner proposes to construct an outdoor patio seating area, which requires a Conditional Use Permit in the B-2 district. The patio would straddle both parcels, thus a lot consolidation or easement are options. The patio would be where the existing driveway area is. Ms. Fonseca stated the trash enclosure is moving, and asked the owner to confirm the hours of operation.
- Craig Faust, owner, answered the hours are staying the same, which is what is on the website. Mr. Faust stated the outdoor patio is to help expand the seating for the restaurant (Super Tacos Moy). Mr. Faust further stated both parcels are actually one, since the parking lot intertwines. Mr. Faust explained both properties will have fresh paint, a new dumpster location and enclosure, blacktopped parking lot, landscaping cleaned up, and gates will be added for the patio. Property located at 140 W. Chestnut Street will have new windows.
- Alderman Preusker asked Mr. Faust in the long term what he plans on doing with the properties. Mr. Faust replied he was unsure at this time, but would like to start out with the patio and make the properties look nice. Alderman Preusker questioned if the patio was big enough, and if it meets the minimum parking requirements. Mr. Faust responded because of where the entrance is and handicap stalls are, the patio and parking lot needs to be this proposed size. Mr. Faust stated the lighting is going to be on the walls.
- Ms. Fonseca stated this project is going before the Commissioners at the May Historic Preservation Commission meeting to comply with the guidelines. Ms. Fonseca commented it is a possibility to enlarge the patio if the owner seeks to. In the B-2 district, a parking lot is not required since street parking is available. Ms. Fonseca explained a lot consolidation makes more sense if the properties shall function as one. Commissioner Ekes stated he has no problem leaving the properties separated, in case the owner wants to build something else on the corner lot in the future.
- Alderman Grandi asked if the owner would need to apply for a new liquor license since there is outdoor seating. Megan Watkins, Assistant Administrator/Zoning Administrator, replied that Diahnn Halbach, City Clerk, was to look out for the renewal application so that the liquor license can extend to the patio.
- There were no further comments.

Commissioner Ekes moved, and Commissioner Tully seconded to approve the Conditional Use and Site Plan as presented.

All were in favor and the motion carried.

C. Discussion regarding potential development of a 75-foot, mixed-use building at 241 E. Chestnut Street.

- Mayor Hefty opened this item for discussion.

- Carina Walters, City Administrator, explained this property was located on the corner of Dodge Street and Chestnut Street, adjacent to the City parking garage and across from the Coffee House. The owners have owned this property for about 10 years and are in the early stages of redeveloping the property. City staff and the owners have had many meetings regarding a potential mixed-use building. The owners are looking for feedback on the height being 75 feet tall. In the B-2 district the height limitation is 60 feet, however, there are other buildings slightly higher than 60 feet.
- Tom Stelling, owner, gave an overview and had visuals of the potential development. Mr. Stelling explained the mixed-used building would consist of commercial space on the lower level, and 4 levels of apartments above. After a marketing analysis came back with a pricing for the design of 36 units (9 units per level), an additional 9 units were required to make it a practical rental value. In order to add more apartments, the building had to go higher. They would consist of one and two bedroom apartments, equaling 5 levels of residential. The height would be similar to the Boardwalk Apartments.
- Alderman Preusker stated he would like to see changes in the ordinance to increase the height limits, and reduce the required parking ratio.
- Commissioners had a discussion regarding the amount of parking spaces that would be available for the residents. Mr. Stelling commented the parking garage has roughly 200 parking spaces available. In over a year, the second level is only half-full and the third level is empty. Mr. Stelling stated he would like to have designated parking on the second level for the residents.
- Mr. Stelling explained he had a prior conversation with Fire Chief Al Babe who said their equipment can handle the proposed height. The Commissioners agreed they liked the idea of the higher building, since there are existing higher buildings downtown.
- Commissioner Redman was concerned for the view from the Liars Club balcony, and did not want this building to occupy the entire garage. Mr. Stelling explained the Liars Club owner was aware of the possible development blocking the view, and they understood. Ms. Walters stated negotiations for parking, aesthetics, and other items would be in the developers' agreement.
- Commissioner Ekes was concerned the historic commission would have a hard time with this proposal, even though it is not a historic building. Ms. Fonseca explained there would be historic guidelines for contemporary buildings that would be followed, and need approval from the Historic Preservation Commission. The guideline is that the building would be consistent in historic character, but not falsely create a historic building.
- There were no further comments.
- Ms. Walters stated the consensus from the Commissioners is that the 75-foot height building is good and for the owners to keep designing.

ADJOURNMENT

Commissioner Ekes moved, and Alderman Grandi seconded to adjourn the meeting at 8:00 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant