

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, January 2, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Scot Leddy, Jacob Limmer, Nick Schmeichel, Richard Smith, Roger Solum, Debra Spear and Aiken. Jacob Mills and Kyle Jamison were absent. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Rich Uckert, Justin Bucher, Matt Schreiber, James Drew-CD Properties, Zach Togel – Kwik Trip, Brent – Kwik Trip.

Item #4c – Kwik Trip Inc submitted an application for approval of a Commercial Corridor Design Review Overlay District site plan on Lot 4 in Block 4 of Southland Addition.

(Solum/Smith) Motion to approve the application contingent upon the trash enclosure being located outside of the front yard.

(Schmeichel/Smith) Amendment to the motion to remove the contingency and allow the trash enclosure within the front yard. Amendment was voted on. All present voted aye. **AMENDMENT CARRIED.**

Motion as amended was voted on. All presented voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #4c – This proposal is at 20th Street South and Ace Avenue for a gas station/convenience store. There would be 3 access points to this site with one access on 20th Street South, one on Ace Avenue and one on Canasta Lane. The plan is for detention ponds on the east and south sides of the development. The proposed landscape plan shows the required tree and foundation plantings. The applicant is requesting the trash enclosure to be located within a front yard, along Ace Avenue.

Togel spoke in regards to the trash enclosure requirement. In order to meet the setback requirements, in the Overlay District, they had to adjust their site plan many times specifically to their access points. The biggest reason for keeping this location for the trash enclosure is to allow for staff not having to walk through active entrances and exits to get to the receptacle. Also, due to some grading, relocating the dumpster closer to the car wash is going to cause safety issues with the freezing water from the car wash and also the traffic safety concern. Togel feels that keeping the trash receptacle along Ace Avenue, it will not be seen by as many people as would see it if located along 20th Street South.

Smith wonders if staff has made a recommendation on a better place for this receptacle than where the applicant has requested. Miller stated that the idea of placing it north of the carwash would be better. Smith asked the applicant if this would be acceptable to them? Togel stated they are concerned about the safety for their staff if they have to walk amongst driving cars to take the trash out. Additionally, Togel noted that Canasta Lane is not currently a street.

Limmer asked where most of the trash would come from. Togel stated that most of the trash will come from the convenience store which will also be serving a large amount of food. Limmer noted that staff will still be required to walk through traffic to get the trash from the car wash to the trash receptacle. Togel stated yes but that largest amount of trash will come from the convenience store itself.

Brent, via telephone, also explained that the safety for the customers and employees is important so the location of the trash receptacle on the site plan is the best plan. This location prevents the gates/doors from being seen from the corridor district.

Leddy asked if there is a plan for sidewalk. Togel stated that they do plan to install sidewalk. Struck explained that sidewalk installation will be required on three sides of this property.

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