

ARLINGTON PLANNING & ZONING BOARD
MEETING MINUTES
AUGUST 19, 2010

The meeting was called to order at 7:00 p.m. by Vice Chairperson Kreft.

Members Present: Haggenmiller, Kreft, Mielke, Pinske, Councilmember Reetz

Members Absent: Grabitske, Nagel

Also Present: PZ Adm. Smith-Strack, Warren & Ann Dressen

Motion by Reetz, seconded by Mielke, and passed by unanimous vote to approve the agenda as presented.

Motion by Pinske, seconded by Mielke, and passed by unanimous vote to approve the minutes from the June 3rd meeting as presented.

It was noted that there was no unfinished business.

Smith-Strack introduced Warren & Ann Dressen of Dressen Transportation (Cologne). She stated that Dressen is interested in moving his business to Arlington and has entered into a Purchase Agreement for the Mid-County Cooperative property in the Industrial Park. She explained that the business use concept was to operate a transportation terminal and store heavy duty construction equipment on the property. Dressen stated that he was proposing to use the property primarily for outdoor storage as a materials yard, equipment facility and trucking facility (at most 3 trucks). He added that he would also like to work with the rail line operator (TC&W) about establishing a freight terminal for the exchange of goods from truck to rail transportation and vice versa. Kreft questioned what 'outdoor' storage was and how long it would be stored on site. Dressen commented that he considered the property to be a 'contractor's yard' and his trucks, equipment, power poles and material goods would be stored onsite. He commented that eventually he would build a facility on the high ground portion of the property that abuts Circle Drive. Haggenmiller expressed concern about keeping the 'entrance' to Arlington clean and orderly in appearance. Dressen stated that he keeps his property organized. Smith-Strack had pictures to verify this and was impressed with how the site looked.

Smith-Strack explained that the property is currently zoned I-1 Light Industrial District. Due to interpretation of the zoning ordinance, she questioned if the use is allowed, permitted or conditional to the property. Reetz commented that a CUP would be hard to put together as there are a lot of unknowns. Mielke commented that the intersection of State Hwy 5 and Cty Rd 12 will be getting realigned next year. Dressen explained that he had some safety concerns with the entrance/access being on Cty Rd 12 and being so close to the railroad crossing. He would prefer the access to be on Circle Drive. Smith-Strack commented that either a MOU or IUP could be issued. The IUP would provide some flexibility and it could be renewed annually; then at the time a building is constructed or use of the property changes a CUP could be issued. Smith-Strack questioned if there would be a need to have the property fenced off (keep vandals out, etc.). Dressen felt that eventually one would be needed.

Dressen expressed some concerns about the current trench/drainage ditch running through the middle of the property. He stated that he would like to put in a big tile line, back fill the ditch and then re-level and/or tier the landscape, which would make the property look nicer and be more useful to him. Smith-Strack stated that he would need a building permit for this and she would also put him in touch with the City's Engineer. Mielke stated that the County would work with him on this also in conjunction with the realignment of Cty Rd 12 project.

Motion by Reetz, seconded by Haggemiller, and passed by unanimous vote to authorize PZ Administrator Smith-Strack to work with the Dressen's on drafting a MOU for the use of the property in question with the City Council having final approval of same.

Discussion was held on upgrading the official zoning map. Smith-Strack commented that there are many inconsistencies on the current map that need to be addressed, including boundary issues and annexed areas that need to be rezoned. She stated that individual property owners will not have to be notified as the whole map is being considered. Smith-Strack reviewed the various zoning districts and pointed out several areas of the map need to be adjusted, including, but not limited to the following:

- 1) High Island Creek Development – rezoned to R-1 One and Two Family Residential;
- 2) Fairgrounds, Race Track and 11.3 acres north of track (pit area) – rezoned to I-1 Light Industrial;
- 3) Sibley Medical Center – rezoned to P/I Public Institutional;
- 4) Seneca – rezoned to I-2 General Industrial;
- 5) Arlington Industrial Park – rezoned to I-1 Light Industrial;
- 6) VonEschen property adjacent to Hwy 5 – rezoned to R-1 One and Two Family Residential;
- 7) Flood Plain Overlay District – Is an overlay vs. a stand-alone district, need to rezone property throughout the area included in the flood plain district;
- 8) Non-platted areas illustrated as R-1/Ag or R-2/Ag rezoned to R1/AG-R2/AG Residence and Agricultural District;
- 9) Several business establishments in the downtown are zoned I-1 Limited Industry, should zoning designation be changed;
- 10) Manufactured home park is not represented as mobile home park district, should this be changed;
- 11) Planning Commission meeting minutes from August 5, 2004 contain the following that potentially warrant reconsideration:
 - a. Arlington Good Samaritan Center rezone to B-1 Business Service District
 - b. 3.6 acres north of Olive Street (west of Arlington Meadow's Development) rezoned to R-1 One and Two Family Residential
 - c. 8.5 acres south of Olive Street (north of 11.3 acres of fairgrounds and west of Arlington Meadows) rezoned to R-2 Multiple Family Residential
 - d. All properties that abut State Hwy 5 rezoned to B-1 Service Business District.

Smith-Strack will make the revisions to the map and present it at the next meeting.

Discussion was held on substandard building options. It was noted that the structure located behind After Burner Auto Body in the vicinity of Four Seasons Park qualifies. It was also noted that the buildings on the Cemstone property qualify. The old sawmill buildings were also mentioned. Smith-Strack reviewed the process for condemning a property.

Motion by Reetz, seconded by Mielke, and passed by unanimous vote to recommend to the City Council to condemn the structure behind After Burner Auto Body.

Kreft questioned if anything is being done about getting the (baseball) signs moved out of Memorial Park. Smith-Strack commented that she had talked with someone about them and will revisit her notes and report back.

Discussion was held on the Woehler Building/property and the 'junk' yard/vehicles or race cars around it. It was suggested to place a CUP on the property, which would help with controlling the overall appearance of the property. Smith-Strack commented that she would rather the property be handled as a 'nuisance' property and work with the owner versus running it through zoning.

Brief discussion was held on the property with the rabbits. It was noted that the Police Department is handling the situation and have issued citations.

Haggemiller reported that a TV antenna has gone up on the backside of the Neisen property.

Kreft expressed concern about racecars, trailers, and semi-trucks being parked on city streets and obstructing views at various intersections. Reetz commented that they have been discussing this at the Police Committee meetings on how to address the problem.

Motion by Haggenmiller, seconded by Reetz, and passed by unanimous vote to recommend to the Council to investigate condemning the structure(s) on the Cemstone property.

It was the consensus to move the next meeting to September 9th instead of the 2nd.

The July Building Permit Report was reviewed.

Motion by Haggenmiller, seconded by Mielke, and passed by unanimous vote to adjourn the meeting at 8:33 pm.

PZ Adm. Cynthia Smith-Strack

Vice Chairman Arden Kreft