

In attendance:

Chairman S. Bierce, Alderwoman C. Brown, D. Linsmeier, and A. Shoenemann.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Possible Action Regarding a Conceptual Review for 2000 Development Corp. for a Proposed Industrial Development for Vacant Property Located at the Northeast Corner of Redford Boulevard and Lindsay Road (PWC 0869999001)

The applicant, Brandon Bergman, President of 2000 Development, stated he is proposing a 225,000 square foot industrial building. The development includes two properties, one of which is the City's two-acre parcel located in the northeast section of Redford Boulevard and Lindsay Road, and the other is the 19-acre adjacent property that wraps around the two-acre parcel. The development is located in the northernmost part of the City and abuts the Town of Lisbon.

Mr. Bergman gave a brief history of the property and the past projects proposed for the land. He discussed the floodplain storage area that would accommodate the floodplains on the site and explained the process FEMA required them to go through.

Mr. Bergman stated this would be a single-story building that would face Lindsay Road and was approximately 35 feet in height. He noted that the building was moved to the north end of the property to accommodate the future floodplain storage area and the storm water management. There are multiple glass entrances planned along the south elevation to accommodate the potential for multiple tenants, with windows located on all sides. There are approximately 89 parking spaces on the south side of the building.

Discussion took place regarding the floodplain and wetland areas on the property. Ms. Wagner noted that Engineering staff has reviewed the FEMA report, and they did not have any issues with it, although the County does still have some concerns about the design.

Commissioner Brown referred to the bike path that was planned along Lindsay Road to connect with Duplainville Road and questioned if this project would inhibit that possible bike path. Ms. Wagner stated they could work through that in the future if the bike path moves forward.

Commissioner Schoenemann questioned the possibility of traffic signals in the area. Ms. Wagner noted the County did not support signals, as they felt the intersection did not warrant it. Mr. Bergman mentioned that brokers will not rent space to tenants in this building without a signal at the intersection.

Discussion took place regarding the City's two-acre parcel as relates to the rezoning. Mr. Fuchs stated there were options for the developer to either acquire the property, or the City could retain ownership and allow the applicant to utilize the portion of the parcel that is currently outside of the floodplain. Ms. Wagner added that the floodplain area would not be part of the storm water management and would basically be just a storage basin for the floodplain. She suggested the City keep the property, in the event construction would be needed on Lindsay Road.

Mr. Bergman then briefly discussed the possibility of a TIF district.

Mr. Fuchs referred to the site and building plans and stated he felt there was room for improvement. He stated they would push the architecture and features on the building and suggest more glass if possible. Commissioner Schoenemann agreed and felt a lot of the building would be seen. She stated she wanted to see more ornamentation on the building. Commissioner Brown suggested adding the same glass that is on the side onto the middle, in order to break up the long panel piece on the west elevation.

No action was taken.

3. Adjournment

A motion was made and seconded (C. Brown, D. Linsmeier) to adjourn the meeting at 6:58pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk