



PLANNING COMMISSION

MINUTES of April 13th 2021

Members of the Buena Vista Planning Commission met in Council Chambers and via Zoom at 7:00 PM on Tuesday, April 13th 2021.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Marolyn Cash
Lucy Ferrebee
Kristie Gibbons
Sandy Burke
Timothy Petrie
Melvin Henson, City Council Representative
Jason Tyree, Ex Officio member

Members Absent:

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called.

Minutes

Mr. Henson moved to adopt the minutes of January 12th, 2021 as presented. Mrs. Cash seconded, Mrs. Ferrebee abstained because she was absent, and all voted yes.

PUBLIC HEARING

Conditional Use Permit for 245 W 21st Street

First Mr. Roberts introduced Annette Patterson, Executive Director of the Advancement Foundation and Courtney Taylor, also with The Advancement Foundation (TAF). Mrs. Patterson summarized the overall project, using the presentation included with these minutes. She began summarizing TAF's main activities of programming, resource development, and placemaking. They work in the region doing business and entrepreneur development activities and operate the Innovation Mill in Vinton. She explained the concept of the project as including agricultural technology research and development, small scale manufacturing, business incubation, and loft apartments.

Mr. Roberts summarized the three conditional uses of small scale production, food and beverage production, and apartments. He then brought up a potential condition to apply that TAF would complete a wastewater discharge permit for any new industrial or laboratory use in the space, following the process already in Buena Vista's code. The purpose of this condition

would be to highlight and ensure that the City is reviewing and checking any potential problematic discharges from the site.

Mr. Petrie asked if the stormwater management plan would be updated. Mr. Roberts replied that probably not since the footprint will only be changed slightly, and that would not affect the impervious area since it would replace asphalt. He then emphasized that the only items under consideration now are the conditional use permits, and there would likely be a site plan review before Planning Commission in the future.

Mr. Roberts also reported that the City is about to submit a grant application to fund a Phase I and II environmental study on the property, and that because of the Federal and state funds involved in the project, construction would require compliance with applicable environmental regulations.

Mr. Hawes closed the public hearing, and opened Commission discussion.

Mr. Hawes asked about the workforce training component. Mrs. Patterson explained that they would be working with Dabney Lancaster to partner with courses and certificates. He then expressed his support and high hopes for the project.

Mr. Ohleger stated that he is cautious about the residential component and does not want to see the apartments “take over” the building, and recommended that it be capped at 20% of the square footage. Mrs. Patterson pointed out that the rental income was very important to the pro forma for the property and the financial stability of the project in the early years as the programming gets up and running. She asked that they keep the cap at 24-25%.

Mr. Hawes agreed that we need to make sure there aren't any environmental issues, and also noted air quality. Mr. Petrie asked if our wastewater plant has excess capacity, to which Mr. Roberts responded that no, we have a decent amount of capacity. He also noted that the City is completing in the next month an extensive preliminary engineering report on the water and wastewater systems in preparation for seeking funding. Mr. Roberts said he was not sure how air quality review could be codified in an conditional use permit.

Mr. Hawes asked for motions from the floor. Mrs. Cash motioned to recommend approval the CUP for food and beverage processing as presented, Mrs. Ferrebee seconded, and all voted yes.

Mr. Petrie motioned to recommend approval of the CUP for first-floor multifamily residential with the following conditions, modified from the staff report:

1. Housing may occupy no more than 25% of the square footage of the existing building
2. Housing will consist of between 8 and 20 apartments
3. No housing unit will be less than 320 square feet

Mrs. Cash seconded the motion, and all voted yes.

Mrs. Ferrebee motioned to recommend approval of the CUP for small scale production, Mr. Henson seconded, and all voted yes.

Minutes

Mr. Ohleger motioned to approve the minutes of the February 9th 2021 meeting, Mrs. Cash seconded, Mrs. Burke and Mr. Petrie abstained due to absence, and all voted yes.

Other Items

Mr. Hawes raised to Mr. Roberts the property maintenance issue of Grace Automotive, stating that its appearance was worse. Mr. Roberts explained that he just met with the owner the day and talked about the various issues. The main issues are parking vehicles on the street, too many vehicles on his lot, unlicensed/unregistered vehicles on the lot, and major work not within a permanent enclosed buildings. The owner is working on getting an additional building, and Mr. Roberts is trying to find an off-site lot for vehicle storage. There was some discussion of details of his site, including underground gas storage tanks.

Mr. Ohleger asked about 708 E 25th Street and about the former Fastenal space which is now a boarding house.

Adjournment 8:30 PM

Approved: _____