

MINUTES
TOWN OF HUDSON – PLANNING COMMISSION
REGULAR MEETING – January 12, 2022

CALL TO ORDER

The meeting was called to order by Planning Commission Chairperson, Matt Cole, at 6:01 p.m.

2. ROLL CALL

Present Commissioners -	Brandi Bond Zach Reyes Matt Cole Robert Hollister
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Ex-Officio Members-	Sarah Stadler Daniel Warren
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Absent Commissioners -	Aspen Gurley
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Staff -	Jennifer Woods, Town Planner Heather Meierkort, Deputy Town Clerk
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3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

a. Planning Commission Regular Meeting Minutes – December 8, 2021
Motion was made by Ex-Officio Stadler and seconded by Commissioner Bond
“To approve the minutes from the December 8, 2021 meeting.” Motion was
carried unanimously.

5. ADDITIONS TO AGENDA

None

6. CITIZEN’S COMMENTS

None

7. REFERRALS

a) ZPCV21-0014 Zoning Permit for one Commercial Vehicle

Jennifer Woods, Town Planner, reported the applicant would like to park one semi at their residence. The property is about one mile away from Crossroads Trailer near County Road 8, zoned agriculture.

Commissioner Reyes made a motion seconded by Ex-Officio Stadler to approve ZPCV21-0014 Zoning Permit for one Commercial Vehicle.

The vote was as follows:

Aye- Commissioner Bond, Commissioner Reyes, Commissioner Cole, Commissioner Hollister, and Ex-Officio Members Stadler and Warren

Nay- None

Commissioner Cole declared the motion passed.

8. GENERAL BUSINESS

a) Case 21-05: McClelland ADU USR

Commissioner Cole opened the public hearing at 6:07 PM

Jennifer Woods, Town Planner, reported this case is a use by special review for an additional dwelling unit on an existing property. Right now, is focus is on approving the use, the building permits will follow.

Kenneth McClelland, 453 Birch Street, stated that he purchased the home in 2020 with the understanding that the ADU was already permitted as a mother-in-law suite. He is trying to rectify the situation now.

Jennifer Woods read a letter from a resident for the record. The resident was against allowing this ADU.

Donna Wrona, 453 Birch Street, stated she has been confronted by the applicant's wife and gotten in fights with her. She is worried more fights will occur in the summer.

Commissioner Reyes asked if anybody currently lives in the ADU and what is the policy to make sure the electrical work was done properly in the first place.

Jennifer Woods stated the electrical work would have to be up to the current building codes to be accepted by the inspector.

Commissioner Cole closed the public hearing at 6:23 PM.

Commissioner Reyes made a motion seconded by Ex-Officio Warren to approve Case 21-05: McClelland ADU USR.

The vote was as follows:

Aye- Commissioner Bond, Commissioner Reyes, Commissioner Cole, Commissioner Hollister, and Ex-Officio Members Stadler and Warren

Nay- None

Commissioner Cole declared the motion passed.

a) Cases 21-06 & 21-07 Love's Addition, Site Plan & Replat

Commissioner Cole opened the public hearing at 6:24 PM.

Jennifer Woods, Town Planner, reported Love's is building an addition to the front of the building, about 300 square feet. Where the expansion will be there is a hydrant that must be moved so they need an easement modification which is the purpose of the replat. The site plan is for the addition.

David Teyber, Love's Travel Stops and Country Stores, stated the addition will increase food options and parking will remain the same. The hydrant will only move 5 to 10 feet.

Chad Savage, Love's Travel Stops and Country Stores, stated that the addition will house a fresh kitchen and area to prep the food.

Commissioner Cole closed the public hearing at 6:30 PM.

Ex-Officio Stadler made a motion seconded by Ex-Officio Warren to approve Cases 21-06 & 21-07 Love's Addition, Site Plan & Replat

The vote was as follows:

Aye- Commissioner Bond, Commissioner Reyes, Commissioner Cole, Commissioner Hollister, and Ex-Officio Members Stadler and Warren

Nay- None

Commissioner Cole declared the motion passed.

9. BEECH STREET PARKING OPEN HOUSE

Jennifer Woods stated this is an opportunity for residents to give their opinions on issues with parking on Beech Street and how to fix them.

Rick James, 417 Beech St, reported he has lived on Beech Street for 40 years and would tear out Beech Street to widen it like it should have been from the beginning.

Walter Dyer, Cedar St, stated to have the least impact, Beech could be made one way and Ash could be made one way the other way. This would save people's parking spots and trees.

Alicia Creek, 537 Beech St, reported she has had lots of vehicle damage due to the narrow road. She is worried about losing parking since she parks in the front of the house. She likes the idea of two one-way streets, or maybe some stop signs to slow down traffic.

Steve Reid, 357 Beech Street, stated he agrees with making Beech one way and Ash one way. Maybe Beech going north and Ash going south.

Brian Reuter, 442 Beech Street, stated he does not want the road widened as he would lose parking area in his driveway.

Dave Powers, representative from Grace Lutheran Church, stated he agrees with the one-way street idea but thinks Beech should go south and Ash should go north to accommodate the school.

Jennifer Woods reported that she would use the comments of this open house to formulate a plan for moving forward with resolving the Beech Street parking issues.

10. STAFF COMMENTS

Jennifer Woods, Town Planner, reported she was in a car accident recently, and Guy Patterson resigned. She stated she is Interim Town Manager and made a push to recruit a new town manager and will also be working on hiring more staff.

11. PLANNING COMMISSION COMMENTS

None

12. ADJOURN

The meeting was adjourned at 7:40 pm.

HUDSON PLANNING COMMISSION

ATTEST:

Chairman

Deputy Town Clerk