

2. All vehicle maintenance shall take place in a building with an impervious floor. Flushing or changing of liquids (oils, etc.) shall require the use of a catch basin or drip pan.

Chair Wodele opened the public comment section at 7:07pm.

- 1) Dusty Meyer, President of California Overland. Gave a summary of the purpose of the project. The current location on Industrial Drive has reached its capacity and California Overland Ltd would like to expand. They purchased the property in the fall of 2014 for the expansion.

Commission Bricher confirmed with the applicant that the current use on Industrial Court will expand to the Commerce Street location.

Commission Falkum questioned if 20 trips per day meant ten trucks in and ten trucks out. Mr. Meyer confirmed but felt they may not even see that volume. They operate in all 48 states and only 10% of their miles are put on in the state of Minnesota.

Commissioner Falkum questioned phase III which, includes the office building, and how many people would it employ. Mr. Meyer indicated they could potentially see up to 25 people to work in the new location. Another question regarding light was brought up and Mr. Meyer indicated it would be minimal lighting and only within the property.

Drainage was discussed and Staff indicated that a grading plan will be reviewed by the City Engineer and will need to be approved before a building permit will be issued.

Chair Wodele asked the audience and hearing no further comment closed the public comment portion of the meeting at 7:16 pm.

The commission and staff went on to discuss “best management practices.” Staff will review text and will bring the language to the commission at the next meeting

Commissioner Wallerich made a motion to approve the Condition Use Permit for California Overland with the following conditions.

1. Best management practices for the storage, use and disposal of hazardous chemicals shall be implemented including proper storage, disposal of excess, spent or waste product.
2. All vehicle maintenance shall take place in a building with an impervious floor. Flushing or changing of liquids (oils, etc.) shall require the use of a catch basin or drip pan
3. Obtain all approvals and permits necessary to the project.

Commissioner Kruger seconded the motion. Chair Wodele recused from the vote as his firm provided work for the applicant. The motion was approved with the following vote:

Ayes: Wallerich, Kruger, Bricher, Falkum

Abstain: Wodele

6) Old Business

a) Comp Plan Update- Kristi provided the commission with the overview from the first comprehensive plan steering committee workshop. The group went over the City’s physical characteristics, where they want to go in respect to the future and finally a

SWOT analysis. The group will meet again the end of March and will be preparing for the community survey. Kristi is considering postponing the April meeting two to three months until after the survey is completed.

7) New Business-

Kristi asked that the commission give staff potential days that would work for a second special meeting date to finish up any mining ordinance issues should the commission not finish on the 18th. Staff will check with Molly Patterson-Lundgren for her availability as well.

8) Board of Adjustment Business- None

9) Other Business – None

10) Next Regular Meeting Date –

A Special meeting has been scheduled for Wednesday March 18th at 7pm at Wabasha City Hall to discuss the mining ordinance.

The next regular meeting will be scheduled for Tuesday April 14th at 7pm at Wabasha City Hall.

11) Adjourn - Commissioners Wallerich and Falkum made a motion to adjourn at 7:34 pm. Adopted unanimously.

Respectfully submitted by: _____
Wendy Busch, Planning & Zoning Assistant

Adopted Date