

## **VILLAGE OF GRAFTON**

### **COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES**

**DECEMBER 20, 2010**

The Community Development Authority (CDA) meeting was called to order by Chair John Gassert at 5:39 p.m.

CDA members present: John Gassert, Al Richards, Dan McKelvey, and Roger Kirgues

Staff / Officials present: Village Administrator Darrell Hofland, Deputy Clerk Lisa Oppeneer, and Village Attorney Michael Herbrand

#### **VILLAGE CENTER STIPULATION AGREEMENT AMENDMENT**

Village Attorney Michael Herbrand stated the proposed amendment is due to two entities purchasing the Village Center. The amendment will establish the ground rules for the two separate owners. The owners would also like to possibly incorporate a residential component, in the upper level above Alterra Coffee, sometime in the future. Because the CDA is a mortgage holder they must consent to the amendment. The owners of Grafton Ski and Cyclery are aware of the amendment and changes.

Dan McKelvey questioned if the center is zoned for residential. Mr. Herbrand stated the zoning would need to be changed.

President Brunnquell commented the building is zoned PUD.

Administrator Hofland commented a public hearing would need to occur for the rezoning of the property. Also, this was discussed at a Plan Commission meeting and if it is rezoned residential the entire second floor would need to be residential. It cannot be both commercial and residential.

Roger Kirgues questioned if there will be any parking issues. Mr. Hofland responded that parking was discussed with the future owners. If a residential component is added to the building, underground parking would be required for the tenants. There will need to be one parking space per bedroom.

Mr. Kirgues questioned if the first floor tenants are ok with the possibility of residential in the building. Mr. Hofland stated yes.

Mr. Kirgues questioned if the Village has any objections to the possibility of residential use in the building. Mr. Hofland stated no.

Mr. Gassert questioned if the Fire Chief would have any concerns with the open space in Alterra and having residential use above it. Mr. Hofland commented the Building Inspector would need to inspect the building.

Mr. McKelvey questioned if the parking spaces referenced in Section 4, of the amendment agreement, are the underground parking spaces or the outdoor spaces. Mr. Herbrand stated it's regarding the underground parking spaces and the CDA has control of the parking spaces.

Mr. Gassert questioned if it is clear in the deed that the Village owned parking spaces are not listed. Mr. Herbrand stated it is made clear they are not part of the purchase.

Motion by Al Richards, seconded by Roger Kirgues, to approve the Village Center stipulation agreement amendment, as presented. Approved unanimously.

Mr. Gassert questioned if there will be a January 5, 2011 meeting. Administrator Hofland commented it is dependent upon negotiations with EJ Plesko owner of Highland Ridge property.

## **ADJOURN**

Motion by Roger Kirgues, seconded by Dan McKelvey, to adjourn at 5:52 p.m. Approved unanimously.