

**MINUTES**  
**SPECIAL JOINT MEETING - MONTICELLO PLANNING COMMISSION**  
**Tuesday, June 7, 2022 – 4:30 p.m.**  
**Mississippi Room, Monticello Community Center**

Commissioners Present: Andrew Tapper, Teri Lehner, Eric Hagen  
Councilmembers Present: Mayor Lloyd Hilgart, Charlotte Gabler, Jim Davidson, Sam Murdoff  
Staff Present: Angela Schumann, Steve Grittman (NAC), Ron Hackenmueller,  
Hayden Stensgard

**1. General Business**

**A. Call to Order**

Mayor Lloyd Hilgart called the Special Joint Meeting of the Monticello City Council and Planning Commission to order at 4:30 p.m.

**2. Joint Meeting Agenda**

**A. Consideration of a Concept Planned Unit Development Submittal for Scooter's Coffee Drive-Thru in the Central Community District.**

**Applicant: Java Mates, LLC.**

City Planner Steve Grittman provided an overview of the agenda item to the City Council, Planning Commission and the public. The location of this proposed site is on the same property as the Pancho Villa Restaurant along Highway 25, adjacent to Cub Foods and KFC, which will require use of Planned Unit Development.

Scooter's Coffee is a drive-thru only facility that includes a double order alley proposed on the southeast portion of the lot. Mr. Grittman noted there is an exit lane next to the drive-thru lane for people to bypass if necessary.

Mr. Grittman noted that if this item comes back as a formal land use application, it is expected that the applicant further clarifies things such as building architecture, signage, and other final details related to the building and site layout.

Councilmember Charlotte Gabler asked for clarification on how customers exit the area. Mr. Grittman clarified that southbound traffic could exit directly on to Highway 25. Customers heading North will have to exit on to 7<sup>th</sup> Street West of KFC and use the stoplight.

Community Development Director Angela Schumann noted there are access agreements between the property being discussed and the adjacent properties that will need to be addressed by the submitters.

Commissioner Andrew Tapper asked if there are any setback issues regarding the location of the proposed building. Mr. Grittmann clarified that there are no issues regarding setbacks.

Mr. Grittmann clarified that the current trash enclosure on site is intended to be shared between Pancho Villa and Scooter's Coffee.

Kyle Wermerskirchen, of Java Mates, LLC. and submitter of the concept proposal, noted that the owner of the Cub Foods property has deferred their interest in the proposal to their tenant, Cub Foods. Cub expressed concerns that include the location of the building and the amount of potential stacking in the drive-thru lanes and how that could potentially affect their delivery zone on that side of their building.

Commissioner Teri Lehner asked how Scooter's manages their own delivery system for supplies. Brent Scheil, of Java Mates, LLC., clarified that Scooter's does all of their own deliveries and the schedule is tailored to each location, so it does not intrude on surrounding businesses and their processes.

Councilmember Sam Murdoff suggested adjusting the traffic flow on site to alleviate any potential issues in the future. Though the adjustment would remove a little bit of parking on site, the loss of parking might not be noticeable due to the large amount of parking currently.

Mr. Grittmann mentioned that the peak hours for both Scooter's Coffee and Pancho Villa are complementary to each other. The maximum amount of stacking in the drive-thru aisle will occur in the morning hours when Pancho Villa is not in operation.

Ms. Gabler asked about the anticipated timeframe for the project. Mr. Brent Scheil clarified that the applicants hope to begin the process in the fall of 2022.

### **3. Adjournment**

ANDREW TAPPER MOVED TO ADJOURN THE MEETING. CHAROTTE GABLER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, MEETING ADJOURNED AT 5:14 P.M.