

City of Columbus
Regular Planning Commission Meeting
10.02.19

The October 2nd, 2019 regular meeting of the Planning Commission for the City of Columbus was called to order at 7:02 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members: Pam Wolowski and Barb Bobick; City Administrator Elizabeth Mursko; City Planning Technician Ben Gutknecht; City Planner Dean Johnson; Public Works Superintendent Jim Windingstad; and Recording Secretary Rochelle Busch.

Also, in attendance were Mayor Jesse Preiner; City Council Member Denny Peterson, Janet Hegland and Shelly Logren; Todd Mohagen, Dick Haluptzok, Shirley Walden, Joe Pribyl, Josh Pribyl, Mike Bauer, William Norton, Arlen Logren, Tom Norton, Mark Kronbeck, Cindy Angel, Deb and Mike Jordon, Aaron Waller and John Young.

AGENDA APPROVAL

Motion by Wolowski to approve agenda as written. Second by Bobick. Motion carried unanimously.

APPROVAL – PLANNING COMMISSION MINUTES ON 03.20.19, 09.04.19 & 09.18.19

Motion by Bobick to approve the minutes of the March 20th, 2019; September 4th, 2019; and September 18th, 2019 regular Planning Commission meetings, as written. Second by Wolowski.

APPROVAL – PLANNING COMMISSION 08.05.19 SPECIAL MEETING: MIXED-USE HIGH-DENSITY DISTRICT

Motion by Wolowski to approve the Planning Commission 08.05.19 Special Meeting minutes, as written. Second by Bobick.

APPROVAL – PUBLIC HEARING MINUTES – 14474 W FREEWAY DR. FREEWAY MINI STORAGE, VARIANCE REQUEST FROM THE REQUIRED THIRTY-FOOT FRONT YARD SETBACK FOR ACCESSORY RV STORAGE (PC19-118) ON 08.21.19

Motion by King to approve the Public Hearing minutes for Thirty-Foot front yard setback variance, as written. Second by Krebs.

PUBLIC HEARING – 14474 W FREEWAY DR. FREEWAY MINI STORAGE CONDITIONAL USE PERMIT (CUP) AMENDMENT – BITUMINOUS SURFACING REQUEST (PC19-124)

At this time a public hearing was held to consider an amendment to the Conditional Use Permit reviewing the request for replacement of the existing gravel surface storage area with bituminous surfacing within the C/S Community Showroom zoning district. Separate minutes for the public hearing are prepared.

14474 W FREEWAY DR. FREEWAY MINI STORAGE CONDITIONAL USE PERMIT (CUP) AMENDMENT – BITUMINOUS SURFACING REQUEST

Commission members all agreed that the amendment request was acceptable, and did not have any questions for the applicant.

Findings of Fact

1. The City received a Site Plan/ CUP Amendment application from Mike Jordan on behalf of Freeway Mini Storage, LLC on August 16, 2019. The application was found incomplete on August 28, 2019 due to a lack of required information on the submitted Site Plan.
2. The City received a revised completed Site Plan on September 13, 2019 and the application was found complete on September 13, 2019.
3. The 60-day preliminary review deadline is November 12, 2019.
4. A CUP was initially granted for Freeway Mini Storage on June 2, 2002 and amended on June 28, 2017.
5. The current proposed paving project will replace existing gravel drive lanes currently surrounding outdoor gravel storage areas on the north 400 feet of Lot 1, Block 3, Preiner Family Addition, 14474 West Freeway Drive, with an updated bituminous surface.
6. The proposed total area of paving is approximately 62,322 square feet (1.43 ac.).
7. The proposed bituminous material consists of 2” 2360 Wear Course Mixture B, MNDOT 2357 Track Coat, and 2” 2360 Non-Wear Course Mixture B Base, which will be laid on top of compacted existing gravel base.
8. The City of Columbus Zoning District for this location is Commercial/Showroom (C/S).
9. The business (Freeway Mini Storage, LLC) offers access to indoor and outdoor storage for recreational vehicles, cars, and boats, among other storage options.
10. The repaving of existing gravel surface is an allowable use in the C/S District.
11. The public hearing was held by the Planning Commission on October 2, 2019.

Conditions:

Based upon the above Findings of Fact the Planning Commission recommends approval of Freeway Mini Storage Site Plan Review and CUP amendment application to the City Council, subject to the following conditions for use of the Property:

1. The CUP authorizes the continuation of existing uses previously permitted by CUP or Interim Use Permit (IUP) at 14474, 14508, and 14536 West Freeway Drive, including ten indoor storage buildings and outdoor storage for 400 recreational vehicles on Lot 1, Block 3, Preiner Family Addition, excepting the southerly 300 feet which shall not exceed 232 storage spots
2. The CUP authorizes the outdoor storage of recreational vehicles on the southerly 300 feet of Lot 1, Block 3, Preiner Family Addition, reflected in the updated site plan, submitted 09.13.19, including the front yard setback variance along West Freeway Drive, granted on August 28, 2019.
3. The CUP authorizes the bituminous paving of portions of the existing gravel drive lanes currently surrounding outdoor gravel storage areas on the north 400 feet of Lot 1, Block 3, Preiner Family Addition, 14474 West Freeway Drive.
4. The CUP is contingent upon the rescissions of the CUP approved by the City on June 2, 2002, the CUP approved by the City on September 22, 2002, and the IUP approved by the City on December

- 8, 2010 affecting portions of Lot 1, Block 3, Preiner Family Addition and portions of Outlot B, Preiner Family Addition.
5. The CUP is contingent upon the rescissions of the previous CUPs and IUP approved by the City that may affect Lot 2, Block 3, Preiner Family Addition.
 6. The Conditional Use Permit, once issued, may be revoked upon a finding by the City Council that the property and/or use is not in compliance with the conditions for approval for such use, following notice and hearing.
 7. All uses allowed in the CUP shall be constructed and maintained consistent with all Federal, State and local laws and regulations.
 8. There shall be no unlicensed vehicles allowed on the Property and there shall be no repair of vehicles allowed on the Property.
 9. Typical hours of operation on the Property are 6:30 a.m. to 10:30 p.m., seven days per week.
 10. There are to be no chemicals, odors, gasses, hazardous wastes or fumes on the Property as a result of this business, excepting normal emissions and discharges associated with the operation of motor vehicles.
 11. The existing residence located at 14508 West Freeway Drive shall be allowed to be used as a business manager's residence and office.
 12. No other uses or intensifications are allowed on the Property without an amendment to the CUP.
 13. Freeway Mini Storage, LLC shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the CUP and for all ongoing inspections and enforcement actions required for the CUP.
 14. The applicant shall construct the improvements consistent with the approved application materials, dated August 16, 2019 and September 13, 2019, and shall notify the City of Columbus upon completion of the proposed paving project.

Motion by Bobick to recommend approval for the conditional use amendment application at 14474 W. Freeway Drive to construct the improvements consistent with application materials dated 09.13.19 to the City Council, based on adopting the findings of facts 1-11 and conditions 1-13 from the revised planners report, dated 10.02.19, with the addition of condition #14 requiring the applicant notify the City upon completion of the proposed paving project along with the requirement that the applicant submit an updated site plan showing the number of outdoor storage spaces in the northerly lot at 400 and the number of outdoor storage spaces in the southerly lot at 232 as well as showing the reduced setback along W. Freeway Drive permitted via variance dated 08.28.19. Second by Wolowski.

This matter will go before the City Council at their meeting on October 9th, 2019.

PUBLIC HEARING – CHAPTER 7A PLANNED UNIT DEVELOPMENT (PUD) PROPOSED AMENDMENT

At this time a public hearing was held to consider an amendment to Chapter 7A of the City of Columbus code of ordinances to planned unit development regulations. A copy of the proposed changes can be requested at the City offices or viewed on the City website. Separate minutes for the public hearing are prepared.

CHAPTER 7A PLANNED UNIT DEVELOPMENT (PUD) PROPOSED AMENDMENT

Commission members all agreed that the amendment proposed request was acceptable, and all agreed to move the proposal to City Council.

Motion by Wolowski to recommend approval for the amendment to Chapter 7A Planned Unit Development (PUD) to include all Commercial and Industrial Zoning Districts to the City Council as presented. Second by Bobick. Motion carried unanimously.

This matter will go before the City Council at their meeting on October 9th, 2019.

PUBLIC HEARING – 9203 LAKE DR NE CONDITIONAL USE PERMIT (CUP) FOR PLANNED UNIT DEVELOPMENT REQUEST (PC19-122)

At this time a public hearing was held to consider a conditional use permit request for a Planned Unit Development (PUD) to allow a retail business and proposed deviations to the Commercial Retail Design Standards within the C/R Community Retail zoning district at the 9203 Lake Dr NE. Separate minutes for the public hearing are prepared.

9203 LAKE DR NE CONDITIONAL USE PERMIT (CUP) FOR PLANNED UNIT DEVELOPMENT REQUEST

Commission members discussed the traffic being brought in with Viking Industrial. Bobick was concerned about traffic only taking a right. Other commission members were expressed concern that U-turns are not allowed at Zurich St. They questioned how patrons would be able to navigate to the freeway. They had decided that the traffic be a topic of discussion for the City Council. Wolowski noted her appreciation for applicants acknowledging the location as the “Gateway to the North”. Hanegraaf commented that he likes the look of the building. Waller stated the Georgia stone comes from Georgia to get its color. All building materials are maintenance free.

Findings of Fact

1. The City received a PUD CUP application from Viking Industrial Center (“Viking”) on August 28, 2019, which was supplemented on September 18, 2018. The application was found complete.
2. The 60-day review period ends on November 17, 2019 and the 120-day review, if necessary, ends on January 15, 2020.
3. The PUD CUP is for a construction supply and safety equipment retail store, corporate office and warehouse facility.
4. The property is located at 9203 Lake Drive NE (“Property”) and is currently zoned CR Community Retail.
5. Adjacent properties to the north, east and south are zoned CR Community Retail. Properties to the west are designated Mixed Use - Medium Density in the 2040 Comprehensive Plan and subject to future rezoning.
6. The Property contains approximately 3.82 acres in area, net of right-of-way.
7. Public utilities are available to serve the Property.
8. There is an existing residence, two outbuildings and two driveways on the Property.
9. There is also a shared private driveway, which encroaches on the easterly side of the Property, serving two residences to the north of the Property.

10. There is an 11,576 square feet wetland delineated on the Property. Notice of the wetland delineation has been published by Rice Creek Watershed District (“RCWD”). An application for wetland replacement has been forwarded to RCWD and the US Army Corps of Engineers for review.
11. A 200-foot-wide overhead powerline easement encumbers the southeasterly portion of the property.
12. Viking proposes to construct 30,064 square feet building on the Property, and a potential future 9000 square feet expansion to the north is identified.
13. The proposed building includes approximately 4800 square feet of retail space, approximately 4800 square feet of office space and approximately 20,400 square feet of warehousing.
14. All minimum building setback requirements are met.
15. The building is approximately 29 feet in height, with 2-foot-high parapets on the building corners facing Lake Drive extending above the roof line.
16. The proposed building exterior is primarily pre-cast exposed aggregate with burnished block and ACM panels on the southerly street exposure and burnished block wrap-arounds on the southerly 48 feet of the east elevation and along the southerly 88 feet of the west elevation. The “Viking” name is represented on the parapets extending above the roof line at the southwest and southeast corners of the building, facing Lake Drive.
17. The current design standards in the CR District are “primarily face brick with combinations of other materials that do not detract from the overall appearance of brick structures.” While the purpose of a PUD is to allow flexibility in the overall development of a site or project, a PUD is not intended to compromise “the quality of the appearance or construction of residential or commercial development,” including design standards.
18. The City is currently establishing new design standards for mixed use developments. Those standards will be applicable for the development of the properties to the west of the Viking Industrial Center. The City may also revisit the design standards currently in the CR District. It may be appropriate to require modification of the proposed Viking exterior building materials to be complementary with the new mixed-use district design standards.
19. The preliminary building [plans do not identify any rooftop mechanical systems.
20. Access to the Property is proposed via a single right-in/right-out access on Lake Drive on the easterly edge of the Property. This access would also serve the existing shared private drive. A right-in/right-out access severely limits normal vehicle movements entering and leaving the Property, particularly truck movements.
21. Viking has submitted an application for access to Anoka County Highway Department.
22. Proposed site grading and development of the Property conflicts with the existing location of the shared private drive, which encroaches on the Property.
23. The westerly side of the Property aligns with the easterly edge of the Zurich Street NE right-of-way. The City developed a concept plan for the extension of Zurich Street to the north. Such an extension could initially serve the Property and ultimately provide safe and efficient access for all properties to the west and north.
24. Customer and employee parking are proposed to be constructed on the south side of the building. The parking stalls meet the minimum 10 feet by 20 feet dimensions and 24 feet minimum parking aisle.
25. Based upon ordinance requirements, 24 stalls are required for the retail use, 24 stalls are required for the office use, and 10 stalls are required for warehousing, totaling 58 minimum parking spaces.
26. The site plan identifies 37 parking spaces to be constructed immediately, including two ADA accessible spaces, and 32 “proof of parking” spaces located on the west side of the building. The 69 total possible parking spaces shown provide adequate parking for the use of the Property, including the potential future 9000 square feet building expansion.
27. A large truck delivery and maneuvering area with access to the loading docks is located on the

- easterly side of the building.
28. Total site coverage of impervious surface is approximately 40.6%.
 29. The landscape plan identifies the plantings of 20 deciduous trees, 10 conifers, 118 broadleaf and coniferous shrubs, and 88 perennial flowers and grasses. Landscape quantities are consistent with ordinance requirements.
 30. The grading plan reveals the total clearing of existing trees on the Property. There are no new plantings illustrated on the west side or north side of the Property. It would appear appropriate to add landscaping along all property lines.
 31. An outdoor trash enclosure is identified adjacent to the building on southeasterly side near the loading docks. A “sample illustration” for the type of enclosure identifies a composite wood fencing alternative.
 32. A detailed site lighting plan was not available for immediate review; however, the applicant has noted that the site lighting will be comparable with the style and height of lighting approved for the Hy-Vee Fast & Fresh development.
 33. The Planning Commission held a public hearing on the PUD CUP on October 2, 2019.

Planning Commission Recommendations

Based upon the Findings of Fact, the Planning Commission recommend approval of the Viking Industrial Center PUD CUP, subject to the following:

1. The PUD CUP is contingent upon the review and recommendations of the City Engineer.
2. The PUD CUP is contingent upon the review and recommendations of the City Attorney.
3. The PUD CUP is contingent upon the detailed building plan review and recommendations of the Building Official.
4. The PUD CUP is contingent upon the review and recommendations of the Fire Department.
5. The PUD CUP is contingent upon the review and recommendations of the RCWD.
6. The PUD CUP is contingent upon the review and recommendations of the Anoka County Highway Department.
7. Development of the Property shall be consistent with the PUD CUP application documentation for Phase 1, including but not limited to, the City PUD CUP application forms and Narratives, dated August 19, 2019 and received August 28, 2019; “Viking Industrial Site Plan Review Submittal” (plan sheets C-0.0 through L-1.1), dated August 19, 2019 and received August 28, 2019; and Wetland Delineation and Joint Application for Wetland Replacement, dated August 28, 2019 and received on September 18, 2019; subject to modifications by the approving authorities prior to permitting.
8. Phase 2 development on the Property will be subject to subsequent PUD CUP amendment review and approval by the City.
9. Approval of the PUD CUP does not eliminate the requirement for obtaining any other permits and approvals as may be required by City, watershed, county, or state laws, rules, ordinances, and policies, including but not limited to grading permits, building permits, plumbing permits, electrical permits, stormwater permits, sign permits, and sewer and water system permits.
10. The PUD CUP is approved with a “proof of parking” provision, which identifies a total of 69 parking spaces that may be constructed on the Property but includes only 37 spaces to be installed, initially. Upon a finding by the City that additional parking is needed and upon reasonable notice, Viking shall improve the additional parking spaces.
11. All exterior site and building lighting shall be shrouded and directed away from adjacent properties

and public streets and shall be reviewed and approved by the City Engineer and Building Official prior to installation.

12. Any rooftop mechanical systems shall be fenced or screened with materials compatible with the building exterior.
13. Signage on the Property requires administrative review and permitting by the City.
14. Screening for the outside trash receptacle(s) shall be subject to subsequent detailed plan review and approval by the City.
15. The landscape plan shall be resubmitted for review and approval by the City for the inclusion of landscape screening along the westerly and northerly property lines.
16. The proposed exterior building elevation design must be approved by the City Council, or Viking shall submit exterior building elevation modifications to the City for review and approval.
17. The proposed right-in/right-out access to the Property, including the shared private driveway access of two adjacent property owners, must be approved by the City Council. Alternatively, the City could take the lead on establishing a full access opportunity for the Property with an interim extension of Zurich Street to the north of Lake Drive.
18. The construction of all improvements and eventual operations on the Property must be consistent with all local, federal, and state laws that apply to the use of the Property.
19. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the PUD CUP may be revoked by the City upon proper notice and a hearing. The City shall notify regulatory authorities that have issued licenses or permits in connection with the PUD CUP of any such revocation.
20. Viking shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the PUD CUP, including reasonable attorneys' fees and consultant fees.
21. Viking shall be responsible to reimburse the City for its out of pocket expenses incurred in the review and approval of the PUD CUP, including any subsequent inspection and enforcement actions.
22. Public right of way access by this business and future businesses be further discussed with the applicant

Motion by Bobick to recommend approval based on adopting the findings of fact 1-33 in the Planner Staff Report dated 09.25.19 to the City Council, CUP application for the Planned Unit Development application at 9203 Lake Drive approving the site plan and allowing construction of a supply and safety equipment retail store, corporate office and warehouse facility with the deviation from the design standards in the community retail district consistent with the application submittals dated 08.19.19 and building elevations dated 08.27.19 subject to Engineer's report dated 10.02.19 comments and Planners Report dated 10.02.19 conditions 1-21 with the additional condition that **“Public right of way access by this business and future businesses be further discussed with the applicant”**, Anoka County and City Staff to determine if alternatives for access by this business and future businesses can better be accommodated. Second by Hanegraaf. Motion carried unanimously.

This matter will go before the City Council at their meeting on October 9th, 2019.

PUBLIC HEARING – 14744 HORNSBY ST NE CONDITIONAL USE PERMIT (CUP) AMENDMENT REQUEST(PC19-125)

At this time a public hearing was held to consider a request for a conditional use permit amendment to revise the Bare Home exterior building elevation materials from the approved site plan building elevation

submitted in 2018 as required in Section 7A-775 for the C/S Commercial Showroom Zoning District. Separate minutes for the public hearing are prepared.

14744 HORNSBY ST NE CONDITIONAL USE PERMIT (CUP) AMENDMENT REQUEST

Hanegraaf thinks the blue panels on the building will look nice. He noted that the horizontal lines had little to no contrast compared to the white on the remaining of the building. The north and south side look ok. He specified the west side needs something more. He stated he has heard comments that the building looks like a box, and he agrees. He would like to get them in and running the business, but the building plan needs work.

Wolowski stated the building can be “clean and bare” as the applicant wants, but it needs something more. Bobick agrees that it needs more. Wolowski stated that the landscaping will take time to mature. She agrees with other members that it needs something on the freeway side. Wolowski expressed her disappointment that the applicants are in front of the Planning Commission again, as they had already a completed and approved a plan. She stated that it was frustrating that what was approved, didn’t happen. She clarified that it makes extra work for city.

Mursko detailed that the Planning Commission indicated that north and south sides are ok. She stated that members agreed the west elevation and landscaping needs more work.

Hanegraaf asked if it comes back to the Planning Commission after more detail is written. Mursko specified it goes back to the City Council. She noted plans would be emailed to the Commission members and comments will be added into City Council packets for consideration.

Bobick specified she would also like information on the warranty for the painted concrete.

Planner Johnson stated he believed that the applicant could do more blue on the freeway side. He noted the landscape might be different based on what the applicant wants to extenuate on the building. He agreed with Commission members that they could add a darker shade on horizontal lines.

Findings of Fact

1. The City received a complete application from Josh Pribyl, dba Bare Home, on September 13, 2019 for an amendment to the JP Ecommerce, Inc. CUP, approved by the City Council on October 10, 2018.
2. The 60-day review period ends on November 12, 2019 and the 120-day review, if necessary, ends on January 11, 2020.
3. The CUP Amendment is for a revision to the exterior building elevations, approved in the 2018 CUP.
4. The property is located at 14744 Hornsby Street NE and is zoned C/S Commercial/Showroom (“Property”).
5. The applicant is requesting a modification from the approved pre-cast exposed aggregate building exterior to a smooth pre-cast painted panel and metal clad building exterior.
6. The 2018 building elevations featured gray tones and the 2019 proposed building elevations

feature white and gray tones, with blue metal accents.

7. The proposed building exterior is consistent with the design standard requirements of the C/S District.
8. A provision of the approved 2018 CUP included a pending re-designation of the Property in the City of Columbus 2040 Comprehensive Plan from “Commercial” to “Light Industrial” and a subsequent rezoning of the Property from C/S Commercial/Showroom to LI Light Industrial. The land use re-designation did not occur.
9. No other provision to the approved 2018 CUP is affected by the proposed CUP Amendment.
10. The Planning Commission held a public hearing on the CUP Amendment on October 2, 2019.

Conditions

Based upon the Findings of Fact, the Planning Commission should recommend approval of the Bare Home (JP Ecommerce, Inc.) CUP Amendment, subject to the following remaining relevant conditions:

1. The CUP is contingent upon recommendations of the City Engineer.
2. The CUP is contingent upon recommendations of the City Attorney.
3. The CUP is contingent upon detailed plan review and approval by the City Building Official.
4. The CUP is contingent upon detailed plan review and approval by the Fire Marshall.
5. The CUP is contingent upon permitting by Rice Creek Watershed District.
6. Phase 2 development on the Property will be subject to building department review unless amended.
7. Development of the Property shall be consistent with the CUP application forms and documentation received for Phase 1 including, but not limited to, Phase 1 Site Improvement Plans, pages 1-11, by Carlson McCain, dated August 13, 2018; floor plans, prepared by Bauer Design Build, dated August 13, 2018; building elevations prepared by Mohagen Hanson, dated September 12, 2019; the “Description of proposed Conditional Use,” prepared by JP Ecommerce, undated narrative; and the Bare Home CUP amendment application and narrative , dated September 12, 2019. No other development is authorized on the property.
8. Approval of the CUP does not eliminate the requirement for obtaining any other permits and approvals as may be required by City, watershed, county, or state laws, rules, ordinances, and policies, including but not limited to grading permits, building permits, plumbing permits, electrical permits, stormwater permits, sign permits, water appropriation permits, and sewage treatment system permits.
9. The CUP documentation is subject to modification by the City prior to issuance to JP Ecommerce.
10. All exterior lighting shall be shrouded and directed away from adjacent properties and public streets and shall be reviewed and approved by the City Engineer and Building Official prior to installation.
11. Signage on the Property requires administrative review and permitting by the City.
12. The outdoor dumpster location shall be enclosed with sidewalls matching the building consistent with City Code requirements and landscaping shall be installed to screen the dumpsters. No other outside storage shall be permitted.

13. The operations on the Property must be consistent with all local, federal, and state laws that apply to the use of the Property.
14. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the CUP may be revoked by the City upon proper notice and a hearing. The City shall notify regulatory authorities that have issued licenses or permits in connection with the CUP of any such revocation.
15. Ecommerce shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the CUP, including reasonable attorneys' fees and consultant fees.
16. Ecommerce shall be responsible to reimburse the City for its out of pocket expenses incurred in the review and approval of the CUP, including any subsequent inspection and enforcement actions.

Motion by Wolowski Move to recommend approval based on adopting the findings of fact 1-10 in the Planner Staff Report dated 09.24.19 revised 10.02.19, to the City Council for the conditional use amendment application at 14744 Hornsby Street approving the amended building elevations submittal dated 09.12.19 subject to conditions 1-16 in the Planners Report with the additional condition **number 17 that a updated west exterior building elevation will be submitted with updates as recommended by the Planning Commission discussion and additional landscaping on the west exterior of the building, and paint concerns.** Second by Bobick. Motion carried unanimously.

This matter will go before the City Council at their meeting on October 9th, 2019.

CONTINUED DISCUSSION- NE QUAD HIGH-DENSITY MIXED-USE DISTRICT DRAFT ORDINANCE REVIEW

Planner Johnson reviewed the draft ordinance for the High-Density Mixed-use district. He noted the various types of multi-family dwelling units, and parking limits that go with them. He noted the additions of assisted living dwellings. He went through the current design standards that had been developed by the Planning Commission and stated that Viking Industrial doesn't fit in the current design standards. Johnson stated they should revisit the standards for community retail to iron out the standards they would like. He noted that communities like to go with Planned Unit Developments because you can work with the business on amendments that would fit what works for both the city and the business. Johnson asked for any comments or revisions from the commission members and he will adjust as needed.

PUBLIC OPEN FORUM

Nothing to report

CITY ADMINISTRATOR'S REPORT

Mursko advised that the MET Council meeting on Monday is at 4pm and invited the Planning Commission.

PLANNING COMMISSION MEMBERS' REPORT

Hanegraaf stated the Lions dedicated a bench for Cal Grubbs and it looks very nice.

Wolowski stated another bench was dedicated for armed services

ATTENDANCE - NEXT CC MEETING

Bobick is scheduled to attend the City Council meeting on October 9th, 2019.

Motion by Wolowski to adjourn. Second by Bobick. Motion carried.

Meeting adjourned at 9:49 p.m.

Respectfully Submitted:

Rochelle Busch, Recording Secretary

