

# CRYSTAL PLANNING COMMISSION MINUTES

Monday, February 13, 2017 at 7:00 p.m.

Council Chambers, Crystal City Hall

1. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at 7 p.m. with the following members present:

<input type="checkbox"/> Commissioner (Ward 1) Sears	X Commissioner (Ward 2) Selton	X Commissioner (Ward 4) Einfeldt-Brown [Secretary]
X Commissioner (Ward 1) Heigel	X Commissioner (Ward 3) VonRueden	X Commissioner (Ward 4) Johnson [Chair]
X Commissioner (Ward 2) Strand	X Commissioner (Ward 3) Buck [Vice Chair]	X Commissioner (At- Large) Daly

Other attendees: City Planner Dan Olson, City Council Liaison John Budziszewski, Randy Bickmann, Joe Noonan, Scott Salmon, Brian Gilbert and Jinjer Menge (last three persons from Cornerstone Church) and other interested persons

2. APPROVAL OF MINUTES

Moved by Selton and seconded by Heigel to approve the minutes of the January 9, 2017 regular meeting. All ayes.

Motion carried.

3. PUBLIC HEARINGS

- a. Zoning Code Text Amendment request from Randy Bickmann to amend the city’s requirements for impound lots (Application Number 2017-02)

Planner Olson presented a summary of the staff report, and provided the Commission some policy questions to consider in deciding on whether or not to recommend approval of the text amendment.

Chair Johnson said he’s not entirely comfortable with making changes to the ordinance.

Commissioner Heigel said that both New Hope and Brooklyn Park allow impound lots and he doesn’t see a compelling reason to have more of them in Crystal. They often become junkyards. Mr. Heigel said he doesn’t think LRT passengers should see impound lots. Heigel said he’s not in favor of making changes to the ordinance.

Commissioner Selton asked if the city code review task force made any comments on the city’s requirements for impound lots. Olson said he’s not aware that they did. Selton asked how any changes made to the text would impact existing impound lots. Olson

said that since a CUP was approved for the existing lot in 2015 that CUP cannot be revoked because of a text amendment.

Joe Noonan, Crystal property owner, said that he is opposed to the text amendment. Impound lots have negative impacts on property values for adjacent properties. Since the city has recently improved Hanson Court, it makes no sense that the city would allow impound lots to locate on Hanson Court and reduce property values. Impound lots also create environmental hazards. An unauthorized impound lot was located near Mr. Noonan's property and it had negative impacts on his property. Mr. Noonan showed photos of that lot. That impound lot has now been removed from the property.

Commissioner Strand asked Randy Bickmann what businesses are located at his property at 5400 Douglas. Mr. Bickman said the main use is a machine shop. Strand asked if he's desiring to sub-lease property for impound lots. Mr. Bickmann said yes.

Randy Bickmann said he had a lessee on his property and they started storing vehicles. He did not know a CUP was required and when he discovered that, he asked that lessee to remove the vehicles.

Joe Noonan said Mr. Bickmann should have known that junk vehicles were being parked on his property. Mr. Noonan said he doesn't want an unattended vehicle impound lot near his property.

With no one else from the public wishing to speak, Chair Johnson closed the hearing.

Commissioner Heigel said he likes the idea of a 200' buffer for impound lots from residential areas, but he's okay with not making any changes to the ordinance.

Moved by Commissioner Heigel and seconded by Commissioner Buck to recommend no change to the existing ordinance based on the findings in the staff report. Ayes: All.

Motion carried.

- b. Conditional use permit (CUP) request from Cornerstone Church to locate at 5000 West Broadway Avenue (Application Number 2017-04)

Planner Olson presented a summary of the staff report and stated that staff is recommending approval of the CUP with the conditions as detailed in the staff report.

Scott Salmon, Cornerstone Church, said that the church has been part of Crystal for 30 years and hopes to stay in Crystal in the future.

Commissioner Einfeldt-Brown asked if the church would be doing façade improvements. Mr. Salmon said they are planning on improving the building, but will draw up specific plans if the CUP is approved.

Commissioner VonRueden asked if the church is interested in purchasing 4940 West Broadway. Mr. Salmon said yes, but they are waiting to see if the CUP is approved before pursuing that property.

Commissioner asked what the potential membership growth is. Mr. Salmon said an attendance of 400 people each weekend.

With no one else from the public wishing to speak, Chair Johnson closed the hearing

Moved by Commissioner Selton and seconded by Commissioner Strand to recommend approval of the CUP for Cornerstone Church with the conditions as stated in the staff report. Ayes: All.

Motion carried.

4. OLD BUSINESS - None

5. NEW BUSINESS – None

6. GENERAL INFORMATION

a. City Council actions on previous Planning Commission items: Planner Olson reported that the recent CUP's for both Dave Dubay (Lube Liquor) and Radius Track Corporation were approved by the City Council as recommended by the Planning Commission.

b. Update from Council Liaison

Council Liaison Budziszewski reported on the following: The phase 16 street reconstruction project was approved by the City Council, black history month is in February and the Crystal library has a good display, and the EDA met recently to discuss several site that could be redeveloped. Chair Johnson asked about the grant the city received for streetscape improvements on Bass Lake Road. Mr. Budziszewski provided information about that project. Commissioner Heigel said he saw that in the recently approved city budget there was an item that had a pretty significant increase, but the news article did not disclose what that item was. Mr. Budziszewski said he did not know what that item was but he would look into it. Commissioner Selton asked how many EDA lots are available for sale. Olson reported that there is one lot left.

c. Staff preview of likely agenda items for Monday, March 13, 2017 meeting

Planner Olson reported that he has not received any applications for the March meeting, but that the deadline to apply is not until tomorrow.

7. OPEN FORUM

Commissioner Einfeldt-Brown invited the Commission to the Crystal Masquerade Ball on March 18, 2017 at the Crystal Community Center.

8. ADJOURNMENT

Moved by Commissioner Buck and seconded by Commissioner Selton to adjourn. All ayes.

Motion carried.

The meeting adjourned at 8:11 p.m.