

CRYSTAL PLANNING COMMISSION MINUTES

Monday, April 10, 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:

X Commissioner (Ward 1) Sears	X Commissioner (Ward 2) Selton	X Commissioner (Ward 4) Einfeldt-Brown [Secretary]
X Commissioner (Ward 1) Heigel	<input type="checkbox"/> 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 (arrived at 7:45), Adam Hardy, Randy Bickmann, Joe Noonan, Joe Buck and Steve Schmit

2. APPROVAL OF MINUTES

Moved by Selton and seconded by Heigel to approve the minutes of the February 13, 2017 regular meeting. All ayes.

Motion carried.

3. PUBLIC HEARINGS

- a. Conditional use permit request from Randy Bickmann for outdoor storage and a vehicle impound lot at 5425-5431 Lakeland Avenue North (Application Number 2017-05)

Planner Olson presented a summary of the staff report, and stated that he is recommending approval of the conditional use permit with the conditions in the staff report.

Commissioner Heigel said that he is not in favor of this request. The use of the property for an impound lot is not the highest and best use of this property, and if the LRT is approved, rail passengers would have a negative view of Crystal when they see impound lots. Planner Olson stated gave a brief history of the adoption of the ordinance and said that the City Council wanted these uses in a few select areas of the city, but they did want to accommodate them.

Steve Schmit, Schmit Towing provided information about how their business operates and where the vehicles come from.

Joe Noonan, Crystal property owner, said that he is opposed to the impound lot. They have negative impacts on property values and are basically junkyards. Since the city has recently improved Hanson Court, it makes no sense that the city would allow impound lots to locate on that street. Impound lots also create environmental hazards – fluids could seep into the groundwater.

Joe Buck, Schmit Towing, provided more information about the company's commitment to preventing negative environmental impacts.

Randy Bickmann provided information about the lease with his tenants.

Motion by Commissioner Strand, seconded by Commissioner Sears to recommend approval of the CUP, subject to the conditions in the staff report. Ayes: Strand, Sears and Buck. Nays: Heigel, Selton, Einfeldt-Brown, Johnson, and Daly. Motion failed.

Commission members asked staff if that is all that is needed for the recommendation to the City Council. Planner Olson said no, that they needed to have another motion to recommend denial or tabling the CUP. Olson provided options for different motions they could make on this item. There was discussion about what kinds of information staff might research if the Commission voted to table the CUP.

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

Motion by Commissioner Selton, seconded by Commissioner Heigel to table the CUP request until the May 8 meeting so that staff could separate the two conditional uses into two different staff reports. By doing this the Commission believed it could better understand the impact each use would have. Ayes: Selton, Heigel, Einfeldt-Brown, Daly, Johnson. Nays: Sears, Strand and Buck. Motion carried.

- b. Variance request from Adam Hardy for a detached garage at 5809 Rhode Island Avenue North (Application Number 2017-06)

Planner Olson presented a summary of the staff report and stated that staff is recommending approval of the variance request.

Commissioner Heigel asked how the driveway access from the driveway to the garage would work. Adam Hardy explained how vehicles would enter and exit the garage.

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

Moved by Commissioner Einfeldt-Brown and seconded by Commissioner Daly to recommend approval of the variance for Adam Hardy. Ayes: All.

Motion carried.

4. OLD BUSINESS - None

5. NEW BUSINESS –

- a. Discuss update to regulations for zoning, subdivision, and signs (Application Number 2017-07)

Planner Olson provided an update on the status of the code updates. The Commission is being asked to hold two work sessions – one in May and the other in June - to review the draft ordinances. The Commission selected May 16, 2017 as the first work session date. The regular Commission meeting would still be held on May 8.

6. GENERAL INFORMATION

- a. City Council actions on previous Planning Commission items: Planner Olson reported that the zoning code text amendment for impound lots was withdrawn by the applicant after the February Planning Commission meeting. The CUP for Cornerstone Church was approved by the City Council, but the Council did remove some of the conditions that they felt were more informational in nature.
- b. Update from Council Liaison - Council Liaison Budziszewski reported on the following:
 - The city's Economic Development Authority is purchasing four vacant lots from Hennepin County, and they recently approved the sale of 4724 Lakeland Avenue North
 - There are two new citizen additions to LRT committees
 - Metro Transit, city staff and city council have been meeting with residents to discuss the screening plan for the LRT
 - Engineering is underway for the phase 16 street reconstruction project
- c. Staff preview of likely agenda items for Monday, May 8, 2017 meeting

Planner Olson reported that he has not received any new applications for the May meeting, but that the deadline to apply is not until tomorrow. The CUP tabled at tonight's meeting is on the May 8 agenda.

7. OPEN FORUM

Commissioner Einfeldt-Brown asked staff if there are any updates about the former Thriftway grocery store site. Planner Olson stated that he does not have any updates on the progress of the building renovation.

8. ADJOURNMENT

Moved by Commissioner Sears and seconded by Commissioner Daly to adjourn. All eyes.

Motion carried.

The meeting adjourned at 9:40 p.m.