

# CRYSTAL PLANNING COMMISSION MINUTES

Monday, January 9, 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 [Secretary]	X Commissioner (Ward 2) Selton	X Commissioner (Ward 4) Einfeldt-Brown
X Commissioner (Ward 1) Heigel [Chair]	X Commissioner (Ward 3) VonRueden	X Commissioner (Ward 4) Johnson [Vice Chair]
<input type="checkbox"/> Commissioner (Ward 2) Strand	X Commissioner (Ward 3) Buck	X Commissioner (At- Large) Daly

Other attendees: City Planner Dan Olson, City Council Liaison John Budziszewski, Dave Dubay (Lube Liquor), Randy Bickmann (Minnesota Grinding), Bob Krebsbach (Radius Track Corporation) and other interested persons

2. APPROVAL OF MINUTES

Chair Heigel requested that the minutes be amended to clarify under “Old Business” that he was asking staff if he had heard that Golden Corral restaurant had decided not to move into the former Old Country Buffet location (there is insufficient parking). Moved by Selton and seconded by Buck to approve the minutes of the December 12, 2016 regular meeting with that clarification. All ayes.

Motion carried.

3. PUBLIC HEARINGS

- a. Conditional use permit (CUP) request from Dave Dubay to extend the hours of operation for a liquor store at 5924 West Broadway Avenue (Application Number 2017-01)

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.

Commissioner Johnson asked staff if he’s had any comments from the public on this item. Planner Olson said no.

Commissioner Sears stated that since the park across the street is open until 10 p.m., it seems appropriate that this liquor store also be open until 10.

No one from the public spoke at the public hearing. Chair Heigel closed the hearing.

Moved by Commissioner Selton and seconded by Commissioner Sears to recommend approval of the CUP for Dave Dubay to extend the liquor store operating hours for Lube Liquor with the conditions as stated in the staff report. Ayes: All.

Motion carried.

- b. 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.

Commission member Daly asked how staff arrived at the 200' buffer. Olson said that the distance seemed reasonable, but staff is open to adjusting the distance based on the Commission's feedback. Daly asked if these lots are considered a nuisance in some cities. Olson said that there can be code enforcement issues with this use because of aesthetics and lack of screening. Daly asked what the screening requirement is for these lots. Olson said that the code requires that they be screened to City Council satisfaction.

Commission member Selton discussed the history of the ordinance adoption in 2015, and what the city was trying to achieve. Selton asked what the applicant is proposing for his property. Randy Bickmann provided information about the proposed impound lots he's considering for his property at 5400 Douglas. If the text amendment is approved, there could be three impound lots in this area, including one on an adjacent land-locked parcel (5431 Lakeland Ave N) owned by the applicant that would not need a text amendment to be approved. Olson said that some details about the proposed impound lots have yet to be worked out, such as screening requirements. Those details would be worked out in the CUP process.

Selton asked if there are any existing impound lots on the north end of Highway 81. Olson said he's not aware of any.

Commission member Daly asked the applicant why he needs more than the one impound lot that he could construct on his land-locked parcel. Mr. Bickmann said he's had a lot of interest for impound lots on other areas of his property, not just that one. The proposed lot at 5400 Douglas is paved already so that makes it an attractive area to locate an impound lot. Mr. Bickmann said there was an impound lot at 5431 Lakeland, but it lost its nonconforming status when it left that property a few years ago.

Commission members discussed the policy questions posed by staff and the proposed buffer, and requested that staff do some further analysis of the impact of a 300' buffer from collector or arterial streets and 200' from residential areas.

Commission member Einfeldt-Brown asked if there is any distance requirement between impound lots. Olson said that there is nothing in the current code requiring a distance between impound lots.

Moved by Commissioner Heigel and seconded by Commissioner Selton to table the public hearing so that staff can provide information about the impact of a 300' buffer from arterial and collector streets and 200' from residential areas. Ayes: All.

Motion carried.

- c. Conditional use permit (CUP) request from Radius Track Corporation for outdoor storage at 3300 Winpark Drive (Application Number 2017-03)

Planner Olson presented a summary of the staff report and stated that staff is recommending approval of the CUP with the condition as detailed in the staff report. Olson also told the Commission that a comment from a neighboring property owner was received after the staff report was prepared. The comment was that outdoor storage in the area has created issues with debris and litter, starting last summer. Mr. Olson reported that staff investigated this complaint when it was made last summer and did not find a problem with litter in the area. The area was again checked recently and found no evidence of litter.

No one from the public spoke at the public hearing. Chair Heigel closed the hearing.

Commission member Heigel asked if the storage area affected the retaining wall along the north property line. Planner Olson reported that the storage is adjacent to the building and will be about 50 feet from that property line. Fire and police department have reviewed this request and did not have any issues with vehicle access.

Moved by Commissioner Einfeldt-Brown and seconded by Commissioner Daly to recommend approval of the CUP for outdoor storage for Radius Track with the condition as stated in the staff report. Ayes: All.

Motion carried.

4. OLD BUSINESS - None
5. NEW BUSINESS – Election of Officers
  - a. Chairperson. Motion by VonRueden, seconded by Daly to nominate Johnson as chair. Mr. Johnson agreed to serve if elected. Ayes all. Motion carried.
  - b. Vice-Chairperson. Buck nominated himself for vice-chairperson. Seconded by VonRueden. Ayes all. Motion carried.
  - c. Secretary. Einfeldt-Brown nominated himself for secretary. Seconded by Buck. Ayes all. Motion carried.
6. GENERAL INFORMATION
  - a. City Council actions on previous Planning Commission items: CUP and site plan for Prescription Landscape. Planner Olson reported that the City Council approved this proposal as the Commission had recommended.
  - b. Update from Council Liaison

Council Liaison Budziszewski reported that Planet Fitness recently held a grand opening at the Crystal Shopping Center and that the City Council has recently discussed a stop sign at 38<sup>th</sup> and Georgia and street parking as it relates to the phase 16 street reconstruction project at 58<sup>th</sup> and Regent.

- c. Update on City Code Review Task Force  
Commission member Buck reported that the Task Force has finished working on sections 13 and 20 of the code.
- d. Staff preview of likely agenda items for Monday, February 13, 2017 meeting  
Planner Olson reported that the only new item he is expecting is a conditional use permit for an impound lot and outdoor storage at 5431 Lakeland Avenue North.

7. OPEN FORUM

No one from the public or Commission spoke.

8. ADJOURNMENT

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

Motion carried.

The meeting adjourned at 8:22 p.m.