

CRYSTAL PLANNING COMMISSION MINUTES

Monday, May 8, 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]
<input type="checkbox"/> 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, Randy Bickmann, Joe Buck and Steve Schmit

2. APPROVAL OF MINUTES

Moved by Selton and seconded by Buck to approve the minutes of the April 10, 2017 regular meeting. All ayes.

Motion carried.

3. PUBLIC HEARINGS - None

4. OLD BUSINESS

- a. Recommendation on a Conditional use permit request from Randy Bickmann for outdoor storage at 5425 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.

Commission member Daly asked if the CUP should be under New Look Concrete’s name. Olson said that the property owner, Randy Bickmann, applied for the CUP and that’s why his name is listed as the applicant in the staff report. New Look is the applicant’s tenant.

Commission member Sears asked if the stormwater management plan was in conformance with the city’s requirements. Olson said that the applicant’s engineer created the plan and the city engineer has determined that it meets the city’s requirements.

Motion by Commissioner Buck, seconded by Commissioner Strand to recommend approval of the CUP for outdoor storage, subject to the conditions in the staff report. Ayes: all. Motion carried.

- b. Recommendation on a Conditional use permit request from Randy Bickmann for 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.

Commission member Selton asked if the maximum amount of allowed outdoor storage is affected by the approval of the impound lot. Olson said that the two uses are called out as distinctly different conditional uses in the zoning code with different approval criteria. Therefore for zoning purposes an impound lot is not considered “outdoor storage”.

Commission member Daly asked if we can prohibit transferring the CUP to another impound company. Olson said that the city attorney has said we cannot limit transferability of a CUP. However if another company were to locate on this property, they would have to adhere to the same conditions and operate in a similar matter to Schmit Towing. Daly asked if they could limit hours. Olson said that limiting hours is not one of the ten criteria listed in the zoning code, but the Commission could limit hours if it was felt necessary.

Commission member Strand said she has thought about this request and believes it is in conformance with the City Council desires in creating the ordinance in 2015.

Commission member Daly said he checked out Schmit’s Fridley location and found it to be well run. Daly said the Commission might consider limiting hours of operation to ensure that noise impacts from trucks will be reduced for adjacent properties.

Steve Schmit, Schmit Towing, said that trucks will not be entering their site near the apartments which will eliminate noise impacts on those residents.

Motion by Commissioner Strand, seconded by Commissioner Sears to recommend approval of the CUP for a vehicle impound lot, subject to the conditions in the staff report. Ayes: Strand, Sears, Buck, Selton, Johnson, and Daly. Nays: Einfeldt-Brown. Motion Carried.

Planning Commissioner Einfeldt-Brown said he voted against the CUP because the city would then have two impound lots close together.

5. NEW BUSINESS – None

6. GENERAL INFORMATION

- a. City Council actions on previous Planning Commission items: Planner Olson reported that the garage variance request for 5809 Rhode Island Avenue North was

approved by the City Council. Also Planner Olson said that SVK Development has made a request to vacate a drainage and utility easement for the Gardendale Subdivision which the Commission reviewed last year. That request will be on an upcoming Council agenda.

b. Update from Council Liaison - Council Liaison Budziszewski reported on the following:

- Construction is underway for the phase 16 street reconstruction project and the wearcourse installation is slated for phase 15 this year
- There is an event on May 10th to celebrate the last phase of street reconstruction in the city
- The last alley reconstruction project is slated for this year
- An Arbor Day event was held at Yunker's Park on May 1
- The city's Economic Development Authority is purchasing a four-plex facing Bass Lake Road, and they will be meeting soon to discuss the future of that apartment building.

c. Staff preview of likely agenda items for Monday, June 12, 2017 meeting

Planner Olson reported that he has not received any new applications for the June meeting, but that the deadline to apply is not until next week.

7. OPEN FORUM

Planner Olson handed out a portion of the draft Uniform Development Code (UDC) for review at the May 18, 2017 work session.

Commissioner Einfeldt-Brown asked what is taking place at 4940 West Broadway. Olson reported that the property owner is renovating the building for a future office use. Einfeldt-Brown also thanked the Mayor for hosting the housing gap presentation recently and said that he and some members of the Parks Commission and Community Outreach Task Force recently planted flowers around the city.

Chair Johnson announced that Commission member Richard VonRueden has resigned from the Commission and is retiring up north. Johnson read a resolution of appreciation for Mr. VonRueden.

8. ADJOURNMENT

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

Motion carried.

The meeting adjourned at 7:56 p.m.