

CRYSTAL PLANNING COMMISSION MINUTES

Monday, September 11, 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) Vacant	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: Community Development Director John Sutter, City Council Liaison John Budziszewski, Assessing Specialist Gail Petschl

2. APPROVAL OF MINUTES

Moved by Heigel and seconded by Sears to approve the minutes of the July 10, 2017 regular meeting.

Motion carried.

3. PUBLIC HEARING

- a. Variance request from Anna and Brian Hedberg for a new garage at 6517 – 47th Avenue North (Application Number 2017-11)

Community Development Director John Sutter presented a summary of the staff report and indicated that the plan shown may change because the entire garage, including the eaves, must meet the three foot setback. Sutter stated staff is recommending approval of the variance.

Chair Johnson opened the public hearing.

David Walker-Crawford, 6518 46th Place North, spoke to the commission. He stated that his property abuts the applicant’s property and thinks they are great neighbors, that the project makes sense and he encouraged the commission to support the variance.

Commissioner Heigel questioned if the property owner moved the garage a foot to meet the setback if staff felt there would be any issue with the fence. Director Sutter stated that he

didn't think there would be any problems, adjustments are frequently made as part of the process.

Moved by Strand and seconded by Sears to recommend approval to the City Council of the variance for the new home at 6517 – 47th Avenue North in accordance with the findings of fact as shown in the staff report.

4. OLD BUSINESS - None

5. NEW BUSINESS - None

6. GENERAL INFORMATION

a. City Council actions on previous Planning Commission items:

1. Variance for new home at 5140 Lakeside Avenue North: Community Development Director Sutter indicated that the permit was issued and will be moving forward.
2. Zoning code text amendment to require a conditional use permit for any new pole for a small wireless facility in the public street right-of-way adjacent to the R-1 zoning district: Community Development Director John Sutter stated that the city has not received any applications yet but has been receiving inquiries. He also indicated that the city has no way to restrict the poles, but has adopted limits as far as the state allows.

Community Development Director Sutter also updated the commission on the following:

- Gaulke Pond development only has 3 lots left of the original 15, the rest are done or in process.
- Gardendale development does not have any of the 10 lots remaining; all are in process and being built by the developer.
- EDA sold 4 lots, 3 are spec homes and 1 is a custom home.
- Staff received approval for the train quiet zone; it is going up for bid with construction planned for October.
- Blue Line – 60% - 90% of design detail will be ready next spring
- Bass Lake Road Streetscape – The sidewalk will be removed and a parking bay installed. The bidding will be done in the winter and the project done in the spring.

b. Update from Council Liaison: Councilmember Budziszewski said that the city is looking at the redevelopment of city parks and making them more user-friendly and the city council was working on the budget. He also indicated that Amazon was looking for headquarters and while he didn't feel there was a large enough space in Crystal, a joint effort might work.

c. Staff preview of likely agenda items for Monday, October 9, 2017 meeting.

Community Development Director Sutter indicated that there are no agenda items at this time.

7. OPEN FORUM

Commissioner Einfeldt-Brown said that the Beacon school is gorgeous. He also stated that he went to Cornerstone Church, said there is about 1/3 remaining to go and he feels it's going to be a great place.

Commissioner Johnson questioned whether there was any development on the old Thriftway. Community Development Director Sutter said that the owner indicated he was making improvements to the building. He also explained that the fence that was installed was part of the CUP for the hardware store so would need to be removed if the CUP is allowed to expire. Sutter also said that staff has been receiving inquiries from potential buyers and/or tenants regarding the property.

Commissioner Johnson also asked about the prospective gas station proposed for the former bridal shop in New Hope. Community Development Director Sutter said that the owner is looking to build a convenience store, gas station and car wash on the site. The city mailed a letter to New Hope indicating their concerns and objections to the project; they feel the site isn't large enough to accommodate everything that is planned. Commissioner Sears said that he was opposed to the project and you can hear the sucking noise from the car washes a block away.

8. ADJOURNMENT

Moved by Sears and seconded by Daly to adjourn.

Motion carried.

The meeting adjourned at 7:37 p.m.