

CRYSTAL PLANNING COMMISSION MINUTES

Monday, November 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:

X Commissioner (Ward 1) Sears	<input type="checkbox"/> 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: City Planner Dan Olson, City Council Liaison John Budziszewski, Randall Hubin (representing the Pizza Ranch restaurant), Public Works Director/City Engineer Mark Ray, and other interested persons

2. APPROVAL OF MINUTES

Moved by Heigel and seconded by Buck to approve the minutes of the September 11, 2017 regular meeting.

Motion carried.

3. PUBLIC HEARING

- a. Conditional use permit request from Randall Hubin for a restaurant drive-through facility at 5526 West Broadway Avenue (Application Number 2017-10)

Planner Olson presented a summary of the staff report and indicated that staff is recommending approval of the CUP.

Chair Johnson opened the public hearing.

Randall Hubin discussed the business model of the Pizza Ranch chain, including hours of operation, food served, and parking of delivery vehicles.

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

Moved by Einfeldt-Brown and seconded by Heigel to recommend approval to the City Council of the CUP for the drive-through facility at 5526 West Broadway Avenue in accordance with the findings of fact as shown in the staff report.

4. OLD BUSINESS

a. Presentation on the proposed Unified Development Code (UDC)

Planner Olson presented a summary of the most significant changes in the UDC in preparation for the public hearing to be held on December 11th. Commission member Heigel asked if the deletion of the minimum lot size was the only revision proposed for vehicle impound lots. Planner Olson said yes. Heigel asked for clarification about reducing residential lots sizes – would this be only for future newly platted lots? Olson said yes.

5. NEW BUSINESS

a. 2040 Comprehensive Plan Update

Planner Olson discussed the process to update the Comprehensive Plan. Mark Ray discussed the revisions proposed for four chapters presented in the staff report. Commission members had no additional changes to these chapters.

6. GENERAL INFORMATION

a. City Council actions on previous Planning Commission items:

1. Variance for new garage at 6517 – 47th Avenue North: Planner Olson indicated that the variance was approved by the City Council.

b. Update from Council Liaison: Councilmember Budziszewski said the Council is working on the 2018 budget, which incorporates the Bass Lake Road streetscape plan and additional staff for police and park maintenance.

c. Staff preview of likely agenda items for Monday, December 11, 2017 meeting.

Planner Olson indicated that besides the public hearing for the UDC, there is a request from Paster Properties for an extension to the CUP approval they received in early 2016.

7. OPEN FORUM

Commission member Sears asked if staff had any update on when the hardware store might open at 5717 West Broadway Avenue (former Thriftway store property). Planner Olson said he did not know when the store might open, but the property owner may be requesting an extension of the CUP approvals he received in 2015.

8. ADJOURNMENT

Moved by Sears and seconded by Daly to adjourn.

Motion carried.

The meeting adjourned at 8:08 p.m.