

# CRYSTAL PLANNING COMMISSION MINUTES

Monday, December 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	<input type="checkbox"/> Commissioner (Ward 2) Selton	X Commissioner (Ward 4) Einfeldt-Brown [Secretary]
X Commissioner (Ward 1) Heigel	X Commissioner (Ward 3) Maristany	X Commissioner (Ward 4) Johnson [Chair]
<input type="checkbox"/> 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, John Kohler and Mike Sturdivant (representing Paster Properties), Drew and Terry Kabanuk,

## 2. APPROVAL OF MINUTES

Moved by Heigel and seconded by Buck to approve the minutes of the November 13, 2017 regular meeting. Ayes all, except for Maristany who abstained.

Motion carried.

## 3. PUBLIC HEARING

- a. Proposed revisions to the City's Planning and Land Use Regulations – Unified Development Code (Application Number 2017- 07)

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

Chair Johnson asked if the UDC will be on the city's website. Olson said yes.

Maristany asked technical questions about wind turbines. Olson said that the information provided at this point was meant to be at a high level for the Commission to determine whether or not the city should write a wind turbine ordinance. Commission members discussed wind turbines and decided that if a property owner desired to have a smaller wind turbine, the city could write an ordinance at that time.

Chair Johnson opened the public hearing.

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

Moved by Einfeldt-Brown and seconded by Daly to recommend approval to the City Council of the proposed Unified Development Code. Ayes all, except for Maristany who abstained.

Motion carried.

4. OLD BUSINESS - None

5. NEW BUSINESS

- a. Request for a one-year extension from Paster Properties for an approved conditional use permit (CUP) and site and building plan at 5547 West Broadway Avenue (Application Number 2016-01)

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

Commission member Maristany asked why the applicant did not have a tenant for the building. Mike Sturdivant said that they had hoped to have a tenant by this point, but they continue to market the property for a new tenant for the building.

Moved by Maristany and seconded by Daly to recommend approval to the City Council of the extension request. Ayes all.

Motion carried.

- b. Request for a one-year extension from Drew Kabanuk for an approved conditional use permit (CUP) at 5717 West Broadway Avenue (Application Number 2015-05)

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

Chair Johnson asked how many extensions can an applicant request under current zoning code. Olson said that the code references the ability to request two extensions, but it's not clear if an applicant can apply for more extensions beyond two years.

Drew Kabanuk discussed the improvements he's been making to the building, including a new roof and parking lot striping.

Commission member Heigel asked if he will open the two retail stores in phases. Mr. Kabanuk said it's dependent upon future tenants and their plans. He does not plan on applying for future extensions.

Moved by Sears and seconded by Buck to recommend approval to the City Council of the extension request. Ayes: Maristany, Sears, Buck, Heigel, Daly and Johnson. Nay: Einfeldt-Brown. Einfeldt-Brown said that he'd like to see the businesses open sooner.

Motion carried.

c. 2040 Comprehensive Plan Update

Planner Olson discussed the proposed updates to chapter 4 (housing) of the 2040 Comprehensive Plan.

Commission member Maristany requested more information about the Metropolitan Council's Livable Communities program. Olson said he would provide that information to the Commission.

6. GENERAL INFORMATION

a. City Council actions on previous Planning Commission items:

1. Conditional use permit for drive-through facility for the Pizza Ranch restaurant at 5526 West Broadway Avenue: Planner Olson indicated that the CUP was approved by the City Council.

b. Update from Council Liaison: Councilmember Budziszewski said the Council has approved some recent lot sales in their role as the EDA Board. The Council has also recently made board and commission appointments, and approved the 2018 budget, which provides for additional staff for park maintenance and police and a website redesign.

c. Staff preview of likely agenda items for Monday, January 8, 2018 meeting.

Planner Olson indicated that he has not yet received any applications, but that the deadline to apply is not until tomorrow. The Comprehensive Plan update will continue to be discussed and elections will take place for Commission officers.

7. OPEN FORUM

No one from the Commission or public spoke.

8. ADJOURNMENT

Moved by Heigel and seconded by Sears to adjourn.

Motion carried.

The meeting adjourned at 8:14 p.m.