MINUTES

**REGULAR PLANNING COMMISSION MEETING**

**August 15, 2017 - 7:00 P.M.**

**9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER
2. Roll Call: Chairperson Olsson, Commissioners Bautch, O’Neil, Thorson and Vanderbloomer

***Chairperson Olsson called to order the Regular Planning Commission meeting on August 15, 2017 at 7:00 p.m. Commissioners Present: John Bautch, John O’Neil, Ron Thorson, and Mark Vanderbloomer. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Chris Janson, MSA Consultants; Kurt Glaser, City Attorney; Glen Rank and Ken Piper, DinkyTown Rentals, LLC.***

1. CITIZENS FORUM

***No citizens were present to address the Commission.***

1. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

***A motion was made by Olsson to approve the agenda as typewritten. The motion was seconded by Bautch. Motion carried 5-0.***

1. LETTERS AND COMMUNICATION
	1. Building Permits for July 2017

***Some discussion on building permits***

1. APPROVAL OF PLANNING COMMISSION MINUTES
2. July 11, 2017

***A motion was made by Vanderbloomer to approve the July 11, 2017 Planning Commission minutes as presented. The motion was seconded by Thorson. Motion carried 5-0.***

1. DISCUSSION ITEM:
2. Discuss Dinkytown Rentals Apartment Development

***Glen Rank, General Manager of DinkyTown Rentals, stated that they wanted to have a discussion with the Planning Commission about a 4-story, 120 unit apartment development that they are proposing to build in Lexington on DuWayne Ave and Syndicate Ave. Mr. Rank provided a Powerpoint presentation to P & Z showing the types of development they do in Minneapolis and the projects they have completed in DinkyTown. Discussion ensued.***

***Ken Piper, Architect for the project, provided an overview of the conceptual plan for the proposed development. He stated that the owners, Tim & Karen Harmsen want to provide a “campus feel” to this property when it is completed. Discussion ensued.***

***Mr. Piper continued by providing an explanation as to their need to ask the Planning Commission to consider relaxing height, density, and parking requirements of the zoning code. Discussion ensued.***

***O’Neill asked about the number of units. Piper stated that there will be 115-120 units for working class affordable housing – professionals and non-professionals. Discussion ensued.***

***Attorney Glaser explained this is an introduction to DinkyTown Rentals proposed development and the need to have the City use a Planned Unit Development (PUD) as a way of allowing this development to move forward without changing the existing code. Petracek stated that it is impossible to write a zoning code for every development and a PUD is a way of allowing an exceptional development such as what DinkyTown Rentals is proposing a way of allowing it. Discussion ensued.***

***Attorney Glaser stated that through a PUD you can place standards on the condition of the development. He added that DinkyTown Rentals will need to make a formal application to the City for the request for the PUD and a public hearing and action will need to taken by the P & Z. Discussion ensued. No action was taken.***

1. Discuss 2040 Comprehensive Planning Update

***Chris Jansen, MSA Consultants, provided an overview of the draft chapter for Housing and Economic competitiveness. Discussion ensued.***

***Jansen asked that the next public workshop and notification on the draft 2040 Comprehensive Plan for the September 12th P & Z meeting. Discussion ensued.***

***The consensus of the Commission was to move the Comp Plan workshop to the October Planning Commission meeting if DinkyTown Rentals is able to make a formal application for the Planned Unit Development request to be considered at the September meeting.***

1. NOTE COUNCIL MINUTES:
2. July 6, 2017
3. July 20, 2017

***Some discussion on the July 6th and July 20th City Council minutes.***

1. PLANNING COMMISSION INPUT

***No input from the Planning Commission.***

1. ADJOURNMENT

***O’Neill made a motion to adjourn at 8:16 p.m. The motion was seconded by Olsson. Motion carried 5-0.***