MINUTES

PUBLIC HEARING

&

**REGULAR PLANNING COMMISSION MEETING**

**September 12, 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 Public Hearing on September 12, 2017 at 7:00 p.m. Commissioners Present: John Bautch, John O’Neil, and Mark Vanderbloomer. Excused absence: Ron Thorson. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Representatives from DinkyTown Rentals, LLC.; Mayor Kurth and Councilmembers Devries, Hughes Harris, and Murphy. Citizens of Lexington attending the public hearing – see sign in sheet.***

1. PUBLIC HEARING – The purpose of the Public Hearing is to consider a request to rezone the following properties from an R-2 zone to an R-4 zone, amend the 2030 Comprehensive Plan, and form a Planned Unit Development (PUD) to accommodate a proposed apartment campus:

Legal Description:

**Parcel #1**: Lot 24 Lexington Park 2nd Addition (Property I.D. #[35-31-23-13-00](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051)34 – 8925 Syndicate Ave.

And;

**Parcel #2**: LEXINGTON PARK 2ND ADDITION THE W 150 FT OF LOT 38(SUBJ TO EASE RESERVATIONS & RESTRICTIONS OF RECORD IF A NY) (Property I.D. # [35-31-23-13-005](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051)4) – No address assigned.

And;

**Parcel #3**: LEXINGTON PARK 2ND ADDITION LOT 23 LEXINGTON PARK 2ND ADD (SUBJ TO 5 FT EASE FOR PUB UTIL) (EX E 33 FT THEREOF (Property I.D. #[35-31-23-13-0032](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0032)) -8941 Syndicate Ave. Lexington, 55014.

And;

**Parcel #4**: LOT 37 LEXINGTON PARK 2ND ADD EX E 131 FT THEREOF SUBJ TO EASE OF REC EX RD- (Property I.D. # [35-31-23-13-0051](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051)) - No address assigned.

Tim & Karen Harmsen introduced themselves to the Planning & Zoning Commission as the owners of Dinkytown Rentals. They explained their vision for their property – the proposed Ephesians Development - in Lexington as a dream they have had for years.

Ken Piper, Architect, and Glen Rank, Dinkytown Rentals, provided a Powerpoint presentation of the preliminary plans for the proposed Ephesian apartment campus.

***Citizens of Lexington were present to provide comments to the Planning & Zoning Commission on proposed Dinkytown Rentals Development at the podium:***

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| --- | --- | --- |
| ***Brad Purchase***  ***4151 Flowerfield Road***  ***Lexington, MN.*** | ***Judy Bell***  ***8824 Dunlap Ave.***  ***Lexington, MN.*** | ***Chip Springborn***  ***8740 Griggs Ave.***  ***Lexington, MN.*** |
| ***Jim Phillips***  ***9127 Jackson Ave.***  ***Lexington, MN.*** | ***Jason Haakinson***  ***8900 Syndicate Ave.***  ***Lexington, MN.*** |  |
| ***Cal Thalrath***  ***Address?*** | ***Darinn Johnson***  ***9451 Dunlap Ave.***  ***Lexington, MN.*** |  |
| ***Jason Walker***  ***8901 Syndicate Ave.***  ***Lexington, MN.*** | ***Yeti Evanson***  ***3963 Lovell Rd.***  ***Lexington, MN.*** |  |
| ***Heidi Haakinson***  ***8900 Syndicate Ave.***  ***Lexington, MN.*** | ***Andrea Hunt***  ***8720 Griggs Ave.***  ***Lexington, MN.*** |  |
| ***John Wheeler***  ***8800 Griggs Ave.***  ***Lexington, MN.*** | ***Joe Hammer***  ***8892 Dunlap Ave.***  ***Lexington, MN.*** |  |
| ***Joy Dodd***  ***9104 Jackson Ave.***  ***Lexington, MN*** | ***John Urbanski***  ***8740 Hamline Ave.***  ***Lexington, MN.*** |  |
| ***Chris Lock***  ***8761 Griggs Ave.***  ***Lexington, MN.*** | ***Doreen Wagner***  ***Address?*** |  |

1. ADJOURNMENT PUBLIC HEARING

***A motion was made by Olsson to close the public hearing at 9:11 p.m. O’Neill seconded the motion. Motion carried 4-0.***

**REGULAR PLANNING COMMISSION MEETING**

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 September 12, 2017 at 7:00 p.m. Commissioners Present: John Bautch, John O’Neil, and Mark Vanderbloomer. Excused absence: Ron Thorson. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Representatives from DinkyTown Rentals, LLC.; Mayor Kurth and Lexington Councilmembers Devries, Hughes Harris, and Murphy. Citizens of Lexington attending – see sign in sheet.***

1. CITIZENS FORUM

***No citizens were present to address the Commission on items not on the agenda.***

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 4-0.***

1. LETTERS AND COMMUNICATION
2. Building Permits for August 2017

***Some discussion on building permits***

1. APPROVAL OF PLANNING COMMISSION MINUTES
2. August 15, 2017

***A motion was made by Bautch to approve the August 15, 2017 Planning Commission minutes as presented. Olsson seconded the motion. Motion carried 4-0.***

1. DISCUSSION ITEM:
2. Approve recommendation to rezone parcels (P.I.D. Nos. 35-31-23-13-0034; 35-31-23-13-0051) from R-2 zone to R-4 zone subject to the future combination of project parcels and vacation of adjoining portion of DuWayne Avenue..

***Olsson asked about the DuWayne street vacation for the proposed development. Attorney Glaser stated that a portion of DuWayne Ave would be vacated during the Ephesian development process. Discussion ensued.***

***O’Neill asked Dinkytown Rentals if the development would need to be an “all or none” situation or would they be willing to compromise. Mr. Rank stated that it would be an all or none development. He explained that in order to make the numbers work, they would need to have this many units and floors in the building. Discussion ensued.***

***O’Neill stated that he was in contact with a real estate appraiser and explained that this development would negatively affect surrounding properties. He continued by saying that the height and density of the development does not fit the neighborhood. He will not support rezoning and the PUD for the property. Discussion ensued.***

***Bautch asked if the rezoning and Planned Unit Development is not approved, would you improve the existing building. Tim Harmsen stated there is no need to change the outside of the existing building. Discussion ensued.***

***Vanderbloomer agreed with the residents surrounding the proposed development that the new building does not fit the community. He added that since the development is an “all or nothing” proposal is a deal-breaker for him, but he does agree with the rezoning of the properties. Discussion ensued.***

***Olsson stated that it is a beautiful building, but he does not believe we have the infrastructure to handle the improvements.***

***Attorney Glaser advised the Commission that each action must be clear and concise and independent issues – rezoning and PUD. Discussion ensued.***

***Vanderbloomer made a motion to recommend the approval of a request to rezone from an R-2 zone to an R-4 zone for P.I.D. Nos. 35-31-23-13-0034 and 35-31-23-13-0051. Olsson seconded the motion. Roll call vote: Olsson – yes; Bautch – no; O’Neill – no; Vanderbloomer – yes. Motion carried 2-2 (Chairperson Olsson breaking the tie).***

1. Approve recommendation authorizing Planned Unit Development for parcels  (P.I.D. Nos. 35-31-23-13-0032; 35-31-23-13-0034; 35-31-23-13-0051; 35-31-23-13-0054) subject to Conditional Use Permit, the future combination of project parcels, and vacation of adjoining portion of DuWayne Avenue.

***O’Neill made a motion to not recommend the authorization of a Planned Unit Development for parcels -P.I.D. Nos. 35-31-23-13-0032; 35-31-23-13-0034; 35-31-23-13-0051; 35-31-23-13-0054. Vanderbloomer seconded the motion. Motion carried 4-0.***

1. NOTE COUNCIL MINUTES:
2. August 3, 2017
3. August 17, 2017

***No discussion on the August 3 and August 17 City Council minutes.***

1. PLANNING COMMISSION INPUT

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

1. ADJOURNMENT

***O’Neill made a motion to adjourn at 9:56 p.m. Olsson seconded the motion. Motion carried 4-0.***