**MINUTES**

**PUBLIC HEARING**

**&**

**REGULAR PLANNING COMMISSION MEETING**

**August 6, 2018 - 6:00 P.M.**

**9180 Lexington Avenue, Lexington, MN**

1. **CALL TO ORDER PUBLIC HEARING #1**
2. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

***Vice Chairperson Vanderbloomer called to order the Public Hearing #1 on August 6, 2018 at 6:00 p.m. Commissioners Present: John Bautch, Michelle Koch, and Gloria Murphy. Absent: Thorson. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Chris Janson, Planner; Logan Schmidt, Mike Hudson, Ben Holdmann, Matt Nugent, Mike St. Martin – Dominium Development; Anthony Scholts; Jill and Darin Johnson; Jill Stricker; Duane and Marge Otte.***

Public Hearing the purpose of the Public Hearing is to consider a request for two (2) Conditional Use Permits (CUP) for an Automotive Service Station and an Automotive Sales Lot for the following property currently operating as “George’s Texaco” (Property I.D. # 35-31-23-12-0030) Address: 9002 North Hwy Drive , LEXINGTON, MN

***Anthony Scholts, Conditional Use Permit Applicant, approached the Commission and stated he’s been wanting to purchase George’s Texaco for many years and wants refurbish it to bring it back to a retro-style like it was many years ago. Discussion ensued.***

1. ADJOURNMENT PUBLIC HEARING

***Koch made a motion to adjourn public hearing #1 at 6:03 p.m. Bautch seconded the motion. Motion carried 4-0.***

1. **CALL TO ORDER PUBLIC HEARING #2**
2. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

***Vice Chairperson Vanderbloomer called to order the Public Hearing #2 on August 6, 2018 at 6:03 p.m. Commissioners Present: John Bautch, Michelle Koch, and Gloria Murphy. Absent: Thorson. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Chris Janson, Planner; Logan Schmidt, Mike Hudson, Ben Holdmann, Matt Nugent, Mike St. Martin – Dominium Development; Anthony Scholtz; Jill and Darin Johnson; Jill Stricker; Duane and Marge Otte.***

The purpose of the Public Hearing is to consider a request to rezone the following properties from a B-1 zone to an M-1 zone, formulate a Planned Unit Development (PUD) and Conditional Use Permit (CUP), review of a preliminary plat, and amend the 2030 Comprehensive Plan to accommodate a proposed 180-unit apartment complex: (Property I.D. #26-31-23-41-0065– 4175 Lovell Road, Lexington, MN and Property I..D. # 26-31-23-41-0009 – 9480 Lexington Ave., Lexington, MN.

***Mike Hudson, Dominium Development, introduced his team of professionals that would be presenting and answering questions regarding the proposed development project at 4175 Lovell Road. Hudson continued with a power point of the proposed 180-unit project for 4175 Lovell Road. He provided an overview of the need to have a Planned Unit Development for this project to allow some relaxation of the zoning requirements.***

***Matt Nugent, Dominium, explained the areas that Dominium would need zoning variances to allow this project to move forward – units per acre, height, front setback, rear setback, and parking. He further provided an explaination of the architectural renderings. Hudson provided the rents to be charged for the living units. Discussion ensued.***

***Darrin Johnson***

***9451 Dunlap Ave.***

***Lexington, MN.***

***Mr. Johnson questioned the request to rezone the property from a B-1 to an M-1 Zoning. He explained that it was a serious jump going from a B-1 to M-1 with this development. He also asked about the building set-backs, traffic, buffering, and stormwater runoff. Discussion ensued.***

***Vanderbloomer explained to Johnson that the Planning Commision has the same questions about traffic, zoning, buffering, etc. He added P & Z would be having more discussions with Dominium and staff about how they will be addressing those concerns later in the meeting. Discussion ensued.***

1. ADJOURNMENT PUBLIC HEARING

***Murphy made a motion to adjourn public hearing #2 at 6:24 p.m. Koch seconded the motion. Motion carried 4-0.***

**REGULAR PLANNING COMMISSION MEETING**

1. CALL TO ORDER
2. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

***Vice Chairperson Vanderbloomer called to order the Regular Planning Commission meeting on August 6, 2018 at 6:24 p.m. Commissioners Present: John Bautch, Michelle Koch, and Gloria Murphy. Absent: Thorson. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Chris Janson, Planner; Logan Schmidt, Mike Hudson, Ben Holdmann, Matt Nugent, Mike St. Martin – Dominium Development; Anthony Scholtz; Jill and Darin Johnson; Jill Stricker; Duane and Marge Otte.***

1. CITIZENS FORUM

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

1. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

***Bautch made a motion to approve the agenda as typewritten. Murphy seconded the motion. Motion carried 4-0.***

1. LETTERS AND COMMUNICATION
2. Building Permits for July 2018

***No discussion on July 2018 building permits***

1. APPROVAL OF PLANNING COMMISSION MINUTES
2. July 10, 2018

***Koch made a motion to approve the July 10, 2018 minutes. Murphy seconded the motion. Motion carried 4-0.***

1. DISCUSSION ITEM:

***\*\*Commissioner Thorson arrived at 6:38 p.m.***

1. Recommend to the City Council to approve a Conditional Use Permit for an Automotive Service Station for lot parcel #35-31-23-12-0030

***Items A & B combined legislation.***

1. Recommend to the City Council to approve a Conditional Use Permit for an Automotive Sales for Lot Parcel #35-31-23-12-0030.

***Attorney Glaser explained that this is a unique parcel – George’s Texaco – and rehabbing the existing building is about the only way of using the land. He added that parking is going to be an issue due to the size of the lot. Glaser continued by saying the Commission make the recommendation to approve and allow staff to work with Mr. Scholtz to work up an appropriate parking plan. Discussion ensued.***

***Mr. Scholts stated he is also buying Doug Otte’s property to the north, which is where his towing company is located. He added that he would be putting up a privacy fence around his towing lot. Discussion ensued.***

***Mr. Scholts will need to provide city staff with a parking plan before final approval of both CUP’s.***

***A motion was made by Bautch to recommend to the City Council the approval of two (2) Conditional Use Permits for an Automotive Service Station and Automotive Sales contingent upon providing city staff a parking plan. Murphy seconded the motion. Motion carried 5-0.***

1. Recommend to the City Council to approve a Preliminary Plat to combine lots Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009

***Thorson made a motion to recommend to the City Council the approval of a preliminary plat to combine lots Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009. Murphy seconded the motion. Motion carried 5-0.***

1. Recommend to the City Council to approve a Rezone from a B-1 zone to an M-1 zone for parcel #26-31-23-41-0065 subject to the combination of Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009

***Vandebloomer questioned the need to rezone the Lovell property from a B-1 zone to an M-1 zone.***

***Mike Hudson, Dominium, responded by saying that they would like flexibility in the future to incorporate a small business into the apartment complex. Attorney Glaser agreed, and explained it is all about providing flexibility to Dominium and their proposed development. Petracek added that originally when Dominium proposed the senior living facility, they were going to have a salon in the building, which would have needed the M-1 flexibility to allow that business to operate. Discussion ensued.***

***Vanderbloomer also questioned the increased traffic congestion with the proposed development. He asked when it would be necessary to do a traffic study to determine if the County would need to make changes to Lovell Road and Lexington Ave. Steve Winter, City Engineer, responded by saying that we could require a traffic study in the Planned Unit Development. Discussion ensued.***

***The Commission discussed the landscape plan and buffering from residential neighborhood – fence vs. trees. Dominium stated they would be willing to work with the surrounding property owner’s to determine the best approach to creating a buffer between the residents and the development.***

***A motion was made by Vanderbloomer to recommend to the City Council to approve a rezone from B-1 zone to and M-1 zone for parcel #26-31-23-41-0065 subject to the combination of Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009. Koch seconded the motion. Motion carried 5-0.***

1. Recommend to the City Council to approve a Planned Unit Development for parcel #26-31-23-41-0065 subject to the combination of Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009.

***Items E & F combined legislation.***

1. Recommend to the City Council to approve a Conditional Use Permit for parcel #26-31-23-41-0065 subject to the combination of Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009.

***Bautch made a motion to recommend to the City Council to approve a Planned Unit Development (PUD) and Conditional Use Permit (CUP) - based off of the staff memo dated July 18, 2018 from Attorney Glaser - for parcel #26-31-23-41-0065 subject to the combination of Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009. Thorson seconded the motion. Motion carried 5-0.***

1. Recommend to the City Council to amend the 2030 Comprehensive Plan for the purpose of accommodating a proposed 180 Unit apartment complex for parcel #26-31-23-41-0065 subject to the combination of Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009

***Koch made a motion to recommend to the City Council to amend the 2030 Comprehensive Plan to be guided to an M-1 zone for the purpose of accommodating a proposed 180-unity apartment complex for parcel #26-31-23-41-0065 subject to the combination of Parcel #’s 26-31-23-41-0065 and 26-31-23-41-0009. Bautch seconded the motion. Motion carried 5-0.***

1. Election of Officers
2. Chairperson

***A motion was made by Murphy to approve Mark Vanderbloomer as Chairperson of the Planning and Zoning Commission. Koch seconded the motion. Motion carried 4-0. Vanderbloomer abstained.***

1. Vice Chairperson

***A motion was made by Vandebloomer to approve John Bautch as Vice Chairperson of the Planning and Zoning Commission. Murphy seconded the motion. Motion carried 4-0. Bautch abstained.***

1. NOTE COUNCIL MINUTES:
2. July 5, 2018
3. July 19, 2018

***Some discussion on July 5th and July 19th Council minutes.***

1. PLANNING COMMISSION INPUT

***Thorson stated that the driveways were repaired on Hamline Ave. Discussion ensued.***

1. ADJOURNMENT

***Bautch made a motion to adjourn at 7:37 p.m. Murphy seconded the motion. Motion carried 5-0.***