

MINUTES

PUBLIC HEARING AND REGULAR PLANNING COMMISSION MEETING January 12, 2021 - 7:00 P.M. 9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER PUBLIC HEARING

- A. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

Chairperson Vanderbloomer called to order the Public Hearing on January 12, 2021 at 7:00 p.m. Commissioners Present: John Bautch, Michelle Koch, Gloria Murphy, and Ron Thorson. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Tim and Karen Harmsen, Glen Rank from DinkyTown Rentals; Shannon Granholm, Quad Press; Lucas Fredrickson and BJ Stepan, Centennial Lakes P.D.

Public Hearing The purpose of the Public Hearing is to consider a request for a Planned Unit Development (PUD) and the review of a preliminary plat for 8951, 8953, and 8955 DuWayne Ave. – Legal Description: Section 35, Township 31, Range 23. These requests for consideration will be to accommodate the redevelopment of these properties and construct a 39-Unit market rate apartment complex – Ephesians Phase II.

Memo from City Administrator:

1. Architectural rendering of Ephesians Phase 2
2. Application for Consideration of Planning Request
3. Public notice – Quad Press and sent to surrounding property owner’s – 350 ft. (per City Code Section 11.20 (Subd. 4 – Zoning Amendments)
4. Map and list of surrounding property owner’s notified.
5. Ephesians Phase 2 Site Plans and Preliminary Plat
6. Staff memos from:
 - a. Kurt Glaser, City Attorney
 - b. Steve Winter, City Engineer , Chris Janson, Planner MSA Consultants–
 - c. Gary Grote, Fire Chief

- B. Representatives for Ephesians Phase 2 will provide a presentation on their proposed development and application for zoning requests.**

Glen Rank, from Dinkytown Rentals, provided a PowerPoint presentation on the proposed plans for Ephesians Phase 2 and discussed the variances they are requesting

in a Planned Unit Development (PUD) that were incorporated in the Application for Consideration of Planning Request. Discussion ensued.

Attorney Glaser provided an overview of his memo analyzing the zoning request for consideration. .

No citizens were present to provide comments on the proposed Ephesians Phase 2.

2. ADJOURNMENT OF PUBLIC HEARING

Bautch made a motion to adjourn the Public Hearing at 7:17 p.m. Koch seconded the motion. Motion carried 5-0.

REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

C. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy

Chairperson Vanderbloomer called to order the Regular Planning Commission meeting on January 12, 2021 at 7:17 p.m. Commissioners Present: John Bautch, Michelle Koch, Gloria Murphy, and Ron Thorson. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Tim and Karen Harmsen, Glen Rank from DinkyTown Rentals; Shannon Granholm, Quad Press; Lucas Erickson and BJ Stepan, Centennial Lakes P.D.

2. CITIZENS FORUM

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

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Murphy made a motion to approve the agenda as typewritten. Bautch seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

A. Building Permits for December 2020

No discussion on December 2020 building permits.

5. APPROVAL OF PLANNING COMMISSION MINUTES

B. December 8, 2020

Koch made a motion to approve the December 8, 2020 minutes as typewritten. Bautch seconded the motion. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Recommend to the City Council to approve a Preliminary Plat for Ephesians At Lexington 2 lying within Section 35, Township 31, Range 23.
- B. Recommend to the City Council to approve a Planned Unit Development (PUD) for Ephesians At Lexington 2 lying within Section 35, Township 31, Range 23 subject to the approval of the Preliminary Plat for all lot parcels.
- C. Recommend to the City Council to approve the vacation of DuWayne Ave. subject to the approval of the Preliminary Plat for all lot parcels.

Chairperson Vanderbloomer discussed point-by-point with the Planning Commission the analysis of the zoning requests by the city attorney. Discussion ensued.

Vanderbloomer asked if you can attach the underground parking stalls as part of the rent to the owner's as a Conditional Use Permit (CUP). Attorney Glaser stated that you can make that a Conditional Use Permit. Discussion ensued.

Petracek asked the city attorney if he would like to see the Planning Commission take individual action on items A-C. Glaser stated that they could just approve the items as one action item as a recommendation to the Council. Discussion ensued.

Vanderbloomer made a motion to recommend to the City Council the approval of the Conclusions and Actions Items 1-5 of the city attorney's recommendations. Bautch seconded the motion. Motion carried 5-0.

7. NOTE COUNCIL MINUTES:

- A. December 3, 2020
- B. December 17, 2020 meeting cancelled

No discussion on Council Minutes

8. PLANNING COMMISSION INPUT

Vanderbloomer commended public works on their snow removal during the past snow storms. Discussion ensued.

9. ADJOURNMENT

Bautch made a motion to adjourn at 7:48 p.m. Murphy seconded the motion. Motion carried 5-0.