MINUTES

PUBLIC HEARING

&

**REGULAR PLANNING COMMISSION MEETING**

**December 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 Decemeber 12, 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; Kurt Glaser, City Attorney; Representatives from DinkyTown Rentals, LLC.; Steve Winter, City Engineer and Chris Janson, City Planner – MSA Consultants; Gary Grote, Fire Chief.***

1. PUBLIC HEARING – The purpose of the Public Hearing is to consider a request for a Preliminary Plat review according to Lexington City Code Chapter Subdivision Regulations (Platting) Section 12.10 to replat the following properties for creating a new parcel Lot 1 – Block 1 (2.61 acres) to accommodate the proposed Ephesians 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.

***Chris Janson, MSA Consultants, summarized his staff report regarding the recommendations for the preliminary plat submitted by Dinkytown Rentals to accommodate the Ephesians Apartment Campus.***

***Janson discussed the current site and provided an aerial view of the proposed plat. He further explained the current zoning requirements for the proposed plat and how the proposed Planned Unit Development will accommodate the proposed Ephesians Development regarding the current zoning regulations for the property. Discussion ensued.***

***No residents were present at the public hearing to address the Planning & Zoning Commission.***

1. ADJOURNMENT PUBLIC HEARING

***A motion was made by Olsson to close the public hearing at 7:12 p.m. Bautch seconded the motion. Motion carried 5-0.***

**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 Decemeber 12, 2017 at 7:12 p.m. Commissioners Present: John Bautch, John O’Neil, Ron Thorson and Mark Vanderbloomer. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Representatives from DinkyTown Rentals, LLC.; Steve Winter, City Engineer and Chris Janson, City Planner – MSA Consultants; Gary Grote, Fire Chief.***

1. CITIZENS FORUM

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

1. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

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

1. LETTERS AND COMMUNICATION

A. Building Permits for November 2017

***Some discussion on Broadview Builders building permit.***

1. APPROVAL OF PLANNING COMMISSION MINUTES
2. November 14, 2017

***A motion was made by Vanderbloomer to approve the November 14, 2017 Planning Commission minutes with corrections. O’Neill seconded the motion. Motion carried 5-0.***

1. DISCUSSION ITEM:
2. Recommendation to City Council to approve the Conditional Use Permit for 89 Lexington Lakes, LLC (Tim & Karen Harmsen) to operate two apartment buildings subject to the conditions of this permit.

***Attorney Glaser provided a detailed explanation of the proposed Conditional Use Permit (CUP). Glaser explained that there are still some outstanding items that were discussed at the staff meeting earlier in the day that need to be incorporated into the CUP. Discussion ensued.***

***A motion was made by Olsson to recommend to the City Council approval of the Conditional Use Permit for 89 Lexington Lakes, LLC (Tim & Karen Harmsen) to operate two apartment buildings subject to the conditions of this permit with discussion items to be incorporated into the document by the City Attorney. O’Neill seconded the motion. Motion carried 5-0.***

1. Recommendation to City Council to approve Ordinance 17-32 – A Resolution of the City Council of Lexington, Minnesota Approving Planned Unit Development

***Ken Piper, Tanek, provided an overview of the current draft of the proposed version of the Planned Unit Development for the Ephesians Apartment Campus.***

***Piper provided a powerpoint presentation on:***

1. ***Landscape Plan***
2. ***Performance standards***
3. ***Fire access lane***
4. ***Sprinkler system for existing building***
5. ***Parking***
6. ***Signage and principal structure.***

***Discussion ensued.***

***A motion was made by Olsson to recommend to the City Council the approval of Ordinance 17-32 – A Resolution of the City Council of Lexington, Minnesota Approving Planned Unit Development with changes to be incorporated by the City Attorney. Vanderbloomer seconded the motion. Motion carried 5-0.***

1. Recommendation to City Council to approve the Preliminary Plat involving property I.D. #[35-31-23-13-00](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051)34; # [35-31-23-13-005](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051)4; #[35-31-23-13-0032](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0032); and # [35-31-23-13-0051](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051) properties to create a new parcel Lot 1 – Block 1 (2.61 acres) to accommodate the proposed Ephesians apartment campus.

***A motion was made by Olsson to recommend to the City Council the approval of the Preliminary Plat involving property I.D. #***[***35-31-23-13-00***](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051)***34; #*** [***35-31-23-13-005***](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051)***4; #***[***35-31-23-13-0032***](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0032)***; and #*** [***35-31-23-13-0051***](http://gis.anokacountymn.gov/webgis/?pin=35-31-23-13-0051) ***properties to create a new parcel Lot 1 – Block 1 (2.61 acres) to accommodate the proposed Ephesians apartment campus. Bautch seconded the motion. Motion carried 5-0.***

1. NOTE COUNCIL MINUTES:
2. November 2, 2017
3. November 16, 2017

***Some discussion on November 2ndand November 16th Council minutes.***

1. PLANNING COMMISSION INPUT

***Petracek provided an update on the Lovell Building process. Discussion ensued.***

1. ADJOURNMENT

***O’Neill made a motion to adjourn at 8:48 p.m. Olsson seconded the motion. Motion carried 5-0.***