Minutes

**REGULAR PLANNING COMMISSION MEETING**

**October 10, 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

***Vice Chairperson O’Neill called to order the Regular Planning Commission meeting on October 10, 2017 at 7:00 p.m. Commissioners Present: John Bautch, Ron Thorson, and Mark Vanderbloomer. Excused absence: Chris Olsson. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Representatives from DinkyTown Rentals, LLC.; Lexington Citizens: John Wheeler, Jason Walker, Heidi and Jason Haakinson.***

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

1. LETTERS AND COMMUNICATION

A. Building Permits for September 2017

***No discussion on Letters and Communications***

1. APPROVAL OF PLANNING COMMISSION MINUTES
2. September 12, 2017

***A motion was made by O’Neill to approve the September 12, 2017 Planning Commission minutes with corrections made to a statement made by Commissioner Bautch. Bautch seconded the motion. Motion carried 4-0.***

1. DISCUSSION ITEM:
2. Discuss Planned Unit Development for parcels (P.I.D. Numbers 35-21-23-13-0032; 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

***Petracek explained the purpose for the discussion and the fact that the City Council approved the rezoning of the properties, as well as overturned the Planning Commission’s recommendation to form the Planned Unit Development (PUD) by approving the PUD. He added that it has been sent back to P & Z to work with the developer to formulate the restrictions to be incorporated into the PUD and conditional use permit for the proposed development.***

***Attorney Glaser discussed the development of the conditions for the PUD and conditional use permit. Discussion ensued.***

***Bautch asked why DinkyTown Rentals stated that the proposal they presented at the September Planning Commission meeting was an “all or nothing” proposal. Glen Rank, DinkyTown Rentals, apologized for that statement and didn’t mean to disrespect the Commission, but he added at the time, the proposal on the table was the best they could do with the financing in place. He also stated he needed to have a discussion with the owner’s – Tim and Karen Harmsen – before they could make any changes to the development. They also needed to take on an outside investor in order for them to make the new proposal work. Discussion ensued.***

***Mr. Rank continued by providing an overview of the proposed development and the changes coming from the City Council meeting. He also provided an explanation to the meeting that DinkyTown Rentals had had with the abutting property owners and the solutions that evolved for the proposed development. Discussion ensued.***

***Ken Piper, Tanek Architects, provided a Powerpoint presentation of the newly proposed “Ephesians Development” and the changes that were discussed with the City Council. Discussion ensued.***

***Michael Keenan, Landscape Architect, stated he met with the adjacent property owners, as well, to come up with landscaping solutions for buffering and screening their properties from the Ephesians development. Keenan presented a Powerpoint presentation on the proposed landscaping schematic. Discussion ensued.***

***O’Neill asked DinkyTown Rentals about how they intend to market the units when completed, the rents that will be charged, and any fluctuation based on the occupancy levels and the economy. Mr. Rank stated that DinkyTown Rentals has zero vacancies in any of their properties because they do not have a lot of transient activity. He added that they work very hard to screen their applicants and ensure there are not a lot of vacancies; they have a manager on sight 24/7, which helps maintain their properties, as well.***

***O’Neill asked about any restrictions on the number of people allowed in each unity. Mr. Rank stated that they have occupancy restrictions in their lease agreement. Rank added that DinkyTown Rentals builds their properties to manage, not to sell. Discussion ensued.***

***Glaser stated he would take the information from the citizen meetings and the P & Z meeting and formulate the restrictions for the PUD and conditional use permit. He will have everything ready for the Planning Commission’s approval for the November 14 meeting. Discussion ensued.***

***No action taken.***

1. NOTE COUNCIL MINUTES:
2. September 7, 2017
3. September 21, 2017

***Bautch asked about the Council approving the final set of plans for Lake Drive project. Petracek stated that the plans on the wall of the Council chambers were approved. Discussion ensued.***

1. PLANNING COMMISSION INPUT

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

1. ADJOURNMENT

***Bautch made a motion to adjourn at 8:30 p.m. Thorson seconded the motion. Motion carried 4-0.***