Minutes

PUBLIC HEARING

&

**REGULAR PLANNING COMMISSION MEETING**

**January 9, 2018 - 7:00 P.M.**

**9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER
2. Roll Call: Vice Chairperson O’Neil, Commissioners Bautch, , Thorson and Vanderbloomer

***Vice Chairperson O’Neil called to order the Public Hearing on January 9, 2018 at 7:01 p.m. Commissioners Present: John Bautch, Ron Thorson, and Mark Vanderbloomer. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Steve Winter, City Engineer; Chris Janson, MSA Consultants; James Lehnhoff, Ehler’s & Associates; Brandon Cutler, Architect, O’Reilly’s Auto Parts.***

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 Procedures. The applicant is requesting to convert an Outlot into a platted lot that will accommodate a new O’Reilly’s Auto Parts Store.

1. Outlot A, Lexington Center 2nd Addition; The proposed plat will be converted to; Lexington Center 3rd Addition, Lot 1- Block 1 – 48,138 sq. ft/ 1.128 acres

***Chris Janson, MSA Consultants, provided a presentation and overview of the proposed preliminary plat for the O’Reilly’s Auto Parts Store.***

***Steve Winter explained the storm water calculations and storm water management plan for the O’Reilly’s Site. Discussion ensued.***

***No citizens were present to provide comments to the Planning Commission.***

1. ADJOURNMENT PUBLIC HEARING

***O’Neill made a motion to adjourn the Public Hearing at 7:23 p.m. Bautch seconded the motion. Motion carried 4-0.***

**REGULAR PLANNING COMMISSION MEETING**

1. CALL TO ORDER

Roll Call: Vice Chairperson O’Neil, Commissioners Bautch, Thorson and Vanderbloomer

***Vice Chairperson O’Neil called to order the Regular Planning Commission meeting on January 9, 2018 at 7:23 p.m. Commissioners Present: John Bautch, Ron Thorson, and Mark Vanderbloomer. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Steve Winter, City Engineer; Chris Janson, MSA Consultants; James Lehnhoff, Ehler’s & Associates; Brandon Cutler, Architect, O’Reilly’s Auto Parts.***

1. ELECTION OF OFFICERS

Chairperson

***Bautch made a motion to approve John O’Neil to be Chairperson. Thorson seconded the motion. Motion carried 4-0.***

Vice Chairperson

***Bautch made motion to approve Mark Vanderbloomer to be the Vice Chairperson. Thorson seconded the motion. Motion carried 4-0.***

1. CITIZENS FORUM

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

1. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

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

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

***Vanderbloomer asked about the building permit issued for 9050 Lake Drive. Discussion ensued.***

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

***Vanderbloomer made a motion to approve the December 12, 2017 minutes as presented. Bautch seconded the motion. Motion carried 4-0.***

1. DISCUSSION ITEM:
2. Recommendation to City Council to approve the Preliminary Plat Outlot A, Lexington Center 2nd Addition to be converted to Lexington Center 3rd Addition, Lot 1- Block 1 – 48,138 sq. ft/ 1.128 acres.

***Vanderbloomer questioned the platting of the Paster Property lots by the Planning Commission a couple of years back and the idea of subdividing the property to lots. Steve Winter agreed that Paster Properties idea was to replat the property lots to Outlots and then subdivide the lots as developers purchased land for their various developments***. Discussion ensued.

***O’Neill made a motion to recommend to the City Council to approve the Preliminary Plat Outlot A, Lexington Center 2nd Addition to be converted to Lexington Center 3rd Addition, Lot 1- Block 1 – 48,138 sq. ft/ 1.128 acres. Vanderbloomer seconded the motion. Motion carried 4-0.***

1. Recommendation to approve Resolution 18-06 A Resolution of the City of Lexington Planning Commission Finding that a Modification to the Development Program for Development Program for Development District No. 1 and a Tax Increment Financing District 1-3 Conform to the General Plans for the Development and Redevelopment of the City.

***James Lehnhoff, Ehler’s & Associates, explained the process for forming the TIF District for the Lovell Site Senior Living Facility. He explained to the Planning Commission the need to approve the proposed Resolution to affirm that the proposed development at the Lovell Site is in conformance with the Comprehensive Plan. Discussion ensued.***

***O’Neill made a motion to approve Resolution 18-06 - A Resolution of the City of Lexington Planning Commission Finding that a Modification to the Development Program for Development Program for Development District No. 1 and a Tax Increment Financing District 1-3 Conform to the General Plans for the Development and Redevelopment of the City. Thorson seconded the motion. Motion carried.***

1. Discuss open seat on Planning & Zoning Commission.

***Petracek explained that the applications from Gloria Murphy and Michelle Koch were received to potentially fill the open position on P & Z of outgoing Chairperson Chris Olsson. He stated both individuals currently serve on the Lexington Park Board. Discussion ensued.***

***Petracek stated he would schedule both individuals to be at the February meeting for the P & Z to interview both applicants.***

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

***No discussion on December 7th and December 21st Council minutes.***

1. PLANNING COMMISSION INPUT

***Vanderbloomer pointed out the nice article in the Quad Press about Chris Olsson.*** ***Discussion ensued.***

1. ADJOURNMENT

***Bautch made a motion to adjourn at 8:11 p.m. O’Neill seconded the motion. Motion carried 4-0.***