

**MINUTES
PUBLIC HEARING
&
REGULAR PLANNING COMMISSION MEETING
October 8, 2019 - 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 October 8, 2019 at 7:00 p.m. Commissioners Present: John Bautch, Michelle Koch, Gloria Murphy, and Ron Thorson. Excused Absence: John Hughes, Councilmember. Also present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Police Officer's – B. J. Steppan and Lucas Frederickson; Mike Kaeding, Tyler Stadler, and Marie Dickover from Norhart; John Kohler, Paster Properties; Diane Harris, Councilmember; Mike Murphy, Councilmember; Shannon Granholm, Quad Press; Various citizens for the public hearing.

Public Hearing The purpose of the Public Hearing is to consider a request to rezone properties from an R-3 zone to an M-1 zone, formulate a Planned Unit Development (PUD), approve a preliminary plat for all parcels involved, vacate Gerald Avenue, and amend the 2030 Comprehensive Plan to accommodate a proposed 355-unit apartment complex –Lexington Lofts:

- A. Norhart/Lexington Lofts Developer will provide a presentation on their proposed development and application for zoning requests.

Mike Kaeding, President of Norhart, provided a powerpoint presentation of the proposed zoning requests for the Lexington Lofts development. Following Mr. Kaeding's presentation, Chairperson Vanderbloomer opened it up for public comments and questions on the project.

*Bob Dedeyn
8780 Dunlap Ave.
Lexington, MN.*

Mr. Dedeyn stated that it isn't necessary to double the population of Lexington. He feels that these new apartment complexes in residential areas is unreasonable. He added that this is the 3rd time a development of this type has happened in Lexington and nobody listens.

*Joe Hammer
8892 Dunlap Ave.
Lexington, MN.*

He complimented Norhart on a great job and great design, but he lives in an 80 year old house, and all of these amenities will not help the City. He added that moving Tot Park closer to the road does not help the safety of the kids. He doesn't agree with a building of this size and that it should not be next to a residential area.

*Alex Green
8929 Paschal
Lexington, MN.*

He stated that it is a nice building, but added that this isn't a Lexington building. Lexington has a small town feel and now it is gone. These residents are accustomed to this small town feel. He believes that this apartment complex will attract a rowdy crowd. This building will double the population, and is this worth sacrificing what we have in this town.

*Rebecca Green
8929 Paschal Ave.
Lexington, MN.*

Small town police department and small town fire department. Are we prepared to handle this building if it starts on fire?

2. ADJOURNMENT OF PUBLIC HEARING

Bautch made a motion to adjourn public hearing at 7:30 p.m. Koch seconded the motion. Motion carried 5-0.

REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

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

Chairperson Vanderbloomer called to order the Regular Planning Commission on October 8, 2019 at 7:31 p.m. Commissioners Present: John Bautch, Michelle Koch, Gloria Murphy, and Ron Thorson. Excused Absence: John Hughes, Councilmember. Also present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Police Officer's – B. J. Steppan and Lucas Frederickson; Mike Kaeding, Tyler Stadler, and Marie Dickover from Norhart; John Kohler, Paster

Properties; ; Diane Harris, Councilmember; Mike Murphy, Councilmember; Shannon Granholm, Quad Press; Various citizens for the public hearing.

2. CITIZENS FORUM

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

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Murphy made a motion to approve the agenda with an amendment to the date on the agenda from the 10th to the 8th. Koch seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- A. Building Permits for September 2019
- B. Public Notice – Council & Park Board attendance at Public Hearing

Some discussion on roofing permits issued.

5. APPROVAL OF PLANNING COMMISSION MINUTES

- A. September 10, 2019

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

6. DISCUSSION ITEM:

- A. Recommend to the City Council to approve a Rezone from an R-3 zone to an M-1 zone for lot parcels #35-31-23-11-0082, #35-31-23-11-0071, #35-31-23-11-0070, #35-31-23-11-0078.

Attorney Glaser provided an explanation of the rezoning of the properties. He stated that the M-1 zoning should be consistent throughout the properties, and there is no reason to have an R-3 zone. Discussion ensued.

- B. Recommend to the City Council to approve a Preliminary Plat for all lot parcels: Property I.D. # 35-31-23-12-0049, #35-31-23-11-0082, #35-31-23-11-0071, #35-31-23-11-0070, #35-31-23-11-0078.

Steve Winter, City Engineer, explained that the preliminary plat. Bautch asked about the increased traffic caused by the proposed development. Winter stated that a traffic study was not required for this development, but could be still called for during the approval process. Discussion ensued.

- B. Recommend to the City Council to approve a Planned Unit Development for lot parcel # 35-31-23-12-0049, #35-31-23-11-0082, #35-31-23-11-0071,

#35-31-23-11-0070, #35-31-23-11-0078 subject to the approval of the Preliminary Plat for all lot parcels.

Attorney Glaser provided an overview of the requested adjustments to the zoning regulations by Norhart for the Planned Unit Development and proposed development. Discussion ensued.

- C. Recommend to the City Council to approve the vacation of Gerald Ave. subject to the approval of the Preliminary Plat for all lot parcels.

City staff and consultants explained the need to vacate Gerald Ave. for the project. Discussion ensued.

- D. Recommend to the City Council to approve an amendment to the 2030 Comprehensive Plan subject to the approval of the Preliminary Plat for all lot parcels.

Bautch addressed the thought of the safety of the new Tot Park and the setback from the road. Discussion ensued.

Vanderbloomer addressed the population changed due to the new development. Discussion ensued.

Attorney Glaser explained that the 2030 Comprehensive Plan needs to be amended for this project. Petracek added if the 2040 Plan had been adopted, there would be no need to amend the Comprehensive Plan, as the new plan has high-density housing incorporated into the new plan. He anticipates the approval of the plan at the next City Council meeting.

Attorney Glaser explained that rather than taking action on items A-D, he recommended that the Planning Commission adopt his memo. He added that his memo provides all of the requirements for making a recommendation to the City Council on the proposed Lexington Lofts development.

Bautch made a motion to adopt the City Attorney's staff memo. Thorson seconded the motion. Motion carried 4-1

7. NOTE COUNCIL MINUTES:

- A. September 5, 2019
- B. September 19, 2019

No discussion was had on the City Council minutes.

8. PLANNING COMMISSION INPUT

No input from the Planning Commission

- 9. ADJOURNMENT *Bautch made a motion to adjourn at 8:23 p.m. Murphy seconded the motion. Motion carried 5-0.*