

**MINUTES**  
**REGULAR PLANNING COMMISSION MEETING**  
**April 13, 2021 - 7:00 P.M.**  
**9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER

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

*Chairperson Vanderbloomer called to order the Regular Planning Commission meeting on April 13, 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.*

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

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

4. LETTERS AND COMMUNICATION

- A. Building Permits for March 2021

*Vanderbloomer asked about zoning permit and building permit applications and fees not being available on the website. Petracek stated he would look into it. Discussion ensued.*

5. APPROVAL OF PLANNING COMMISSION MINUTES

- B. March 9, 2021

*Bautch made a motion to approve the March 9, 2020 minutes as typewritten. Koch seconded the motion. Motion carried 5-0.*

6. DISCUSSION ITEM:

- A. Discuss Auto Sales lot as a Conditional Use Permit in an M-1 Zone

*Petracek explained that with Cook's Auto Body shop being for sale he stated he is starting to get phone calls from potential buyers wanting to be able to have an auto sales lot in the building. He added that it seems like every time a property goes up for sale on Lake Drive, used car dealers inquire about buying the property. He stated he has talked to approximately 10 people over the past 4 years wanting to start a used car lot at George's Texaco, P & N Auto Sales, and Cooks Auto Body properties. He continued by saying that*

*we've had to tell potential buyers that due to the size of the lots, there would not be staff support for a conditional use permit that would allow them to operate. Petracek stated it would make more sense just to not allow auto sales lots in an M-1 Zone altogether.*

*Attorney Glaser stated that auto sales lots do not really generate a lot of tax revenue. He added some legal implications for allowing an auto sales lot to operate on Lake Drive properties. Discussion ensued.*

*The Planning Commission discussed auto sales lots as a conditional use permit in an M-1 zone.*

*Petracek also brought up the fact that A-1 Towing Company, which owns George's Texaco has an expired conditional use permit and still has not completed the original plan that he presented to the Planning Commission when he applied and was approved for the CUP. Discussion ensued.*

*The Planning Commission discussed getting A-1 Towing CUP completed before moving forward with removing Auto Sales Lots from an M-1 Zone. Discussion ensued.*

*The Planning Commission requested:*

- 1. To give A-1 Towing a timeline to get his CUP application in to get it reissued or extended by the City Council within 1-month:*
- 2. A-1 Towing would have 4 months to comply with the conditions of the CUP and complete the project.*
- 3. Discuss further the removal of Auto Sales Lots as a CUP in an M-1 Zone when A-1 Towing has been reissued a CUP for George's Texaco.*

7. NOTE COUNCIL MINUTES:

- A. March 4, 2021
- B. March 18, 2021

*Some discussion on City Council minutes*

8. PLANNING COMMISSION INPUT

*Vanderbloomer asked about the crosswalk sign at North Highway Drive and Griggs Ave. He stated that the sign has been knocked over and there are is not an actual crosswalk at that location. Petracek said he would talk to public works to see if the sign is necessary or if cross walk stripes need to be repainted.*

9. ADJOURNMENT

*Bautch made a motion to adjourn at 8:32 p.m. Murphy seconded the motion. Motion carried 5-0.*