

MINUTES
REGULAR PLANNING COMMISSION MEETING
October 12, 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 October 12, 2021 at 7:01 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. Koch seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- A. Building Permits for September 2021

Some discussion on various building permits that were issued in September.

5. APPROVAL OF PLANNING COMMISSION MINUTES

- B. September 14, 2021

Vanderbloomer made a motion to approve the September 14, 2021 Planning Commission Minutes as typewritten. Murphy seconded the motion. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Discuss Amendments to M1 – M2 Zoning Districts

Vanderbloomer discussed the definition for “offices” vs. “professional and business offices” in Attorney Glaser’s Memo. Attorney Glaser explained that he feels it is wise to have one uniform definition “Professional and Business Offices” throughout the zoning code for clarity. Discussion ensued.

The Planning Commission discussed the definition “animal hospital” vs. “veterinary clinic.” Attorney Glaser also explained that these two definitions are the same and feels that we do not need two definitions for an animal hospital. Discussion ensued.

Attorney Glaser discussed the “entertainment” definition and the possibility of an exotic dancing establishment wanting to locate to Lexington. He stated that the State Supreme Court would not allow a City to restrict these types of establishments from locating to any community in Minnesota. Discussion ensued.

The consensus of the Planning Commission was to allow entertainment in the B-1 zoning district as a conditional use permit.

Koch made a motion to approve Attorney Glaser’s memo along with the proposed amendments to an M-1 and M-2 Zoning Districts. Thorson seconded the motion. Motion carried 5-0.

B. Discuss intersection of Restwood Road and South Highway Drive

Petracek stated following the discussion about the intersection of Restwood Road and South Highway Drive at the September P&Z meeting, he spoke with the city engineer, city attorney, and public works about potentially putting a stop sign on Restwood Road in front of Cowboy’s because of the increased traffic and low visibility. He explained that an item that was changed to improve visibility, public works moved the existing stop sign on South Highway Drive closer to the curb and they will be painting a stripe on the road further out so drivers know they can pull out to that point to look for traffic. Discussion ensued.

He also stated that the city engineer would like to see a traffic study conducted before a stop sign is installed due to enforcement. Attorney Glaser stated that in this instance for a city street, he does not believe a traffic study is necessary to put up a stop sign. He said there should not be a problem with enforcement. Discussion ensued.

Petracek asked that since it is the Planning Commission’s wishes for the City to consider some alternative signage at that intersection, he recommended that they legislate a recommendation to the City Council. Vanderbloomer stated he feels that the intersection has become more dangerous due to the increased traffic coming from the new apartments and the angle of the intersection where the two roads meet. Discussion ensued.

Vanderbloomer made a motion to recommend to the City Council to consider traffic sign improvements at the intersection of Restwood Road and South Highway Drive in front of Cowboy’s Saloon. Thorson seconded the motion. Motion carried 5-0.

7. NOTE COUNCIL MINUTES:
 - A. September 2, 2021
 - B. September 16, 2021

Some discussion on the stormwater fee feasibility study.

8. PLANNING COMMISSION INPUT

Thorson discussed the dead tree on his neighbor's property on Hamline Ave. Petracek stated that 15 letters went out to properties that have dead or diseased trees. Discussion ensued.

9. ADJOURNMENT

Bautch made a motion to adjourn at 7:52 p.m. Thorson seconded the motion. Motion carried 5-0.