

# CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, November 10, 2014

7:00 p.m.

Crystal City Hall – Council Chambers  
4141 Douglas Dr N

## A. CALL TO ORDER

## B. APPROVAL OF MINUTES

- October 13, 2014 regular meeting \*

## C. PUBLIC HEARINGS

1. Consider Application 2014-9 for a conditional use permit for custom manufacturing at 5249 Douglas Drive North (Borja Dental) \*
2. Consider Application 2014-10 for a roof height variance to allow expansion of a nonconforming garage at 6602 59<sup>th</sup> Avenue North \*

## D. GENERAL INFORMATION

1. City Council actions on October 21 regarding previous Planning Commission items:
  - Approved a conditional use permit for outdoor food and beverage service at 5592 West Broadway (Noodles & Company)
  - Approved the Preliminary Plat of Gaulke Pond Homes on property located at 3908 and 3924 Douglas Drive North
2. Letter to Hennepin County regarding curb cuts for Gaulke Pond Homes \*
3. Staff preview of likely agenda items for Monday, December 8, 2014 meeting

## E. OPEN FORUM

## F. ADJOURNMENT

*\* Items for which supporting materials will be included in the meeting packet*

## CITY OF CRYSTAL

### NOTICE OF PUBLIC HEARING

#### LAND USE APPLICATIONS

**#2014-9 – CUSTOM MANUFACTURING AT 5249 DOUGLAS DR N**  
**#2014-10 – GARAGE HEIGHT VARIANCE AT 6602 59<sup>TH</sup> AVE N**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, November 10, 2014 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider the following land use applications:

#### LAND USE APPLICATION 2014-9:

- Applicant: Borja Dental
- Property Owner: Edgar Borja (Contract for Deed buyer) and Crystal Barbers (seller)
- Property Address: 5249 Douglas Drive North (P.I.D 08-118-21-11-0082)
- Zoning: The property is zoned C-2 General Commercial. Adjacent properties are zoned C-2 General Commercial or R-1 Low Density Residential.
- Description of Application: The applicant proposes to manufacture custom dental prostheses, crowns, bridges and so forth. A conditional use permit is required for custom manufacturing in the C-2 district.

#### LAND USE APPLICATION 2014-10:

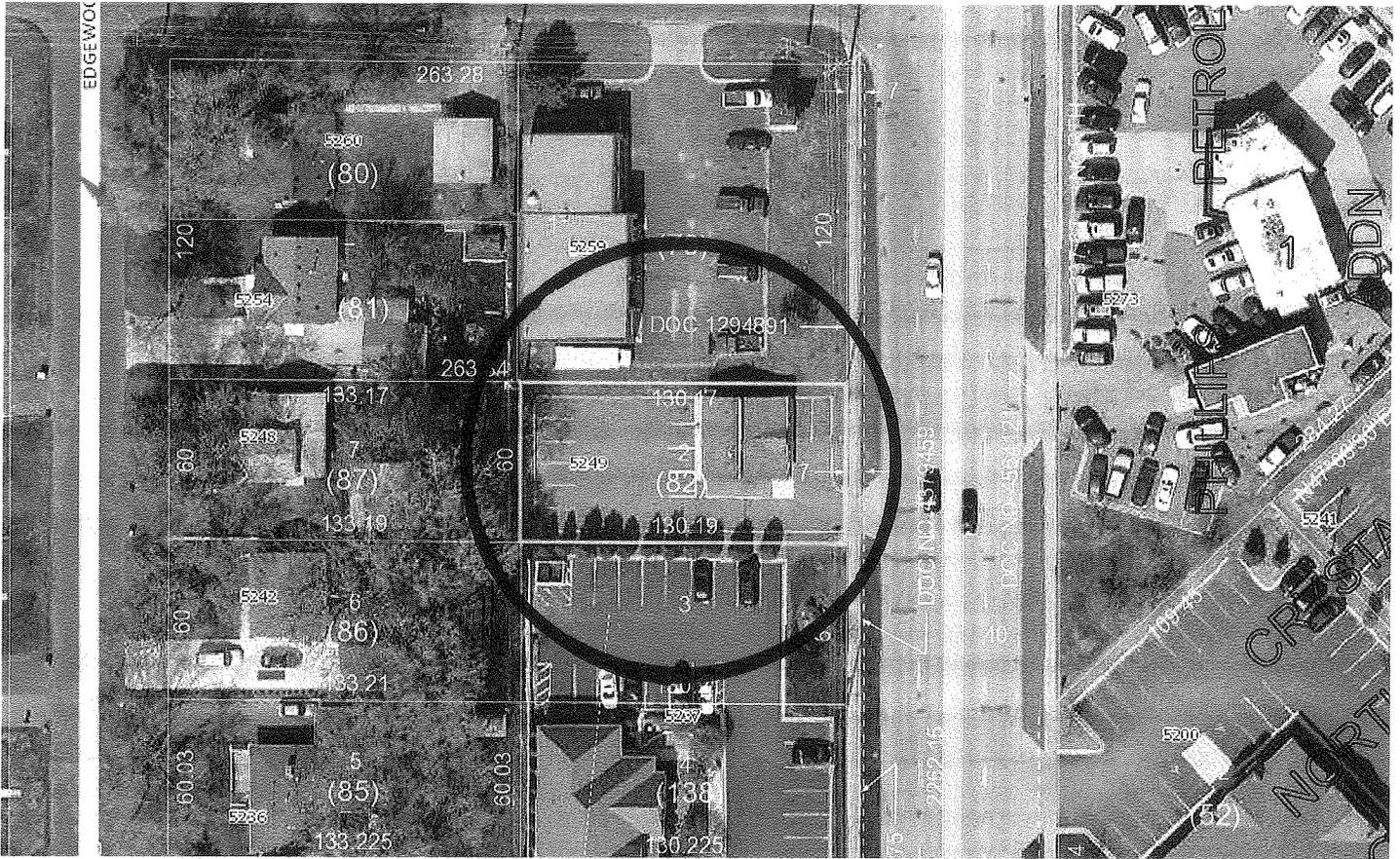
- Applicant and Property Owner: Teruko Larson
- Property Address: 6602 59<sup>th</sup> Avenue North (P.I.D 05-118-21-14-0060)
- Zoning: The property and adjacent properties are zoned R-1 Low Density Residential.
- Description of Application: The property presently has a 19 foot high detached garage which was permitted when built but became nonconforming due to a change in city code. The owner desires to build an addition onto the back of the garage with the same roof height and design as the existing garage. A variance is required to expand a nonconforming building.

These applications may be reviewed on the Planning & Zoning page of the city website, [www.crystalmn.gov](http://www.crystalmn.gov), and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about November 3, 2014. If you have questions please contact City Planner John Sutter at [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov) or 763.531.1142.

Persons desiring to be heard on these matters are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available for public meetings upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and hard of hearing callers should contact the MN Relay Service at 711 or 1.800.627.3529 V/TTY.

TIM BUCK, SECRETARY, PLANNING COMMISSION

# 5249 Douglas Dr N



# 6602 59th Ave N

