

# CRYSTAL PLANNING COMMISSION MINUTES

Monday, April 13, 2015 at 7:00 p.m.

Council Chambers, Crystal City Hall

## A. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at 7 p.m. with the following members present:

|  |                                      |   |
|--|--------------------------------------|---|
| X Commissioner (Ward 1)<br>Sears [Secretary] | X Commissioner (Ward 2)<br>Selton    | X Commissioner (Ward 4)<br>Einfeldt-Brown       |
| X Commissioner (Ward 1)<br>Heigel [Chair]    | X Commissioner (Ward 3)<br>VonRueden | X Commissioner (Ward 4)<br>Johnson [Vice Chair] |
| X Commissioner (Ward 2)<br>Erickson          | X Commissioner (Ward 3)<br>Buck      | X Commissioner (At-<br>Large) Strand            |

Also attending were staff members John Sutter and Gail Van Krevelen.

## B. APPROVAL OF MINUTES

Moved by Commissioner Sears and seconded by Commissioner Buck to approve the minutes of the February 9, 2015 regular meeting with no exceptions.

Motion carried.

## C. PUBLIC HEARINGS

1. Consider Application 2015-2 for a conditional use permit and setback variance for North Suburban Towing to relocate or expand to 5124-5128 Hanson Court.

Mr. Sutter explained that this was a two-part request, the first for a CUP to allow for storage of impounded vehicles and the second for a variance to allow expansion of the building. North Suburban Towing would like to extend the building along the south lot line, but due to a code change that altered the setback from 22' to 30', a variance is required.

Commissioner Strand questioned how long the buffer zone would be between the tracks and the building; Mr. Sutter stated it would be about 50 feet.

Commissioner Heigel asked about the fencing around the property and how much of the lot would be closed off. Mr. Sutter said everything on the site east of the building would be enclosed, except for a small area in front for customer parking.

Commissioner Buck asked if there would be any light standards in fenced-in area. Mr. Sutter stated there were some lights on existing poles and the owner indicated he would be adding 2 more poles.

The following were heard:

No one spoke before the commission.

Moved by Commissioner Selton and seconded by Commissioner Sears to recommend approval of Application 2015-2 for a conditional use permit and setback variance for North Suburban Towing to relocate or expand to 5124-5128 Hanson Court.

Motion carried.

2. Consider Application 2015-3 for the plat of Crystal Economic Development Authority Seventh Addition at 4724 Lakeland Avenue North.

Mr. Sutter said that this was a leftover parcel from the Bottineau Boulevard reconstruction. The house had been demolished and the EDA purchased it from Hennepin County.

Before the EDA resells the lot, they negotiated sales of the outlots to the abutting owners on Regent to clean up encroachments, move the lot lines to a more logical location, and allow the owners to extend their back yards. The EDA lot would still meet all codes and still be a viable lot.

Commissioner Heigel asked about the shed shown in the drawing, Mr. Sutter said that the city tore down the shed per the 4725 Regent owner's request.

The following were heard:

No one spoke before the commission.

Moved by Commissioner Einfeldt-Brown and seconded by Commissioner Buck to recommend approval of Application 2015-3 for the plat of Crystal Economic Development Authority Seventh Addition at 4724 Lakeland Avenue North.

Motion carried.

#### D. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items:
  - March 3, 2015: Adopted a zoning ordinance text amendment allowing impound lots in limited locations in the I-1 district by conditional use permit
2. Staff preview of likely agenda items for Monday, May 11, 2015 meeting

Mr. Sutter said nothing has been received as of yet.

### 3. Quarterly Development Status Report

When asked about the status of the Gaulke property, Mr. Sutter said that the developer is preparing grading plans and has decided to renovate the existing house and make the new lots somewhat narrower. This will allow more of the oak trees to remain. There will be 14 new house lots; a final plan is expected in the next month or two.

Commissioner Selton said that he had heard that when Douglas Drive was reconstructed, some of the fill was placed on the Gaulke property. He asked whether there were any concerns about the fill. Mr. Sutter said that it is up to the developer and the builders to do their due diligence and to do soil borings if needed.

Commissioner Heigel asked about 3122 Douglas Dr. North and whether the location of the walking path changed. Mr. Sutter said that it was approximately 1/8 of a mile north at 32<sup>nd</sup>.

Commissioner Selton questioned how high a pile of dirt can be when a property is being graded. Mr. Sutter stated that there isn't an explicit height, but would be concerned about runoff.

Commissioner Einfeldt-Brown asked about the Hennepin County lot just east of 6000 Bass Lake Road. Mr. Sutter said the city has made an offer but hasn't heard back yet.

Commissioner Johnson asked how the search for the new city planner was going. Mr. Sutter said that they hope to make an offer soon.

#### E. OPEN FORUM

No one spoke before the commission.

#### F. ADJOURNMENT

Moved by Commissioner Strand and seconded by Commissioner Selton to adjourn.

Motion carried.

The meeting adjourned at 7:35 p.m.