

CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, April 13, 2015

7:00 p.m.

Crystal City Hall – Council Chambers

4141 Douglas Dr N

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- February 9, 2015 meeting *

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

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
3. Quarterly Development Status Report *

E. OPEN FORUM

F. ADJOURNMENT

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

**CITY OF CRYSTAL
PLANNING COMMISSION**

**PUBLIC HEARING NOTICE
7:00 P.M. MONDAY, APRIL 13, 2015
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

**Land Use Application 2015-02
Conditional Use Permit and Setback Variance
Address: 5124-5128 Hanson Court
Applicant: North Suburban Towing (NST)**

- NST has an impound lot at 5170 West Broadway.
- NST would like to relocate or expand to a new location at 5124-5128 Hanson Court.
- NST is asking the city for a conditional use permit to operate an impound lot at 5124-5128 Hanson Court. The impound lot would be located on the vacant parking lot at 5128 Hanson Court. It would be secured with an 8 foot high steel fence.
- NST is also asking for a variance to eliminate the 10 foot setback requirement along the south lot line so they may build an addition onto the east side of the existing building at 5124 Hanson Court.

**Land Use Application 2015-03
Plat of Crystal EDA Seventh Addition
Address: 4724 Lakeland Avenue North
Applicant: Economic Development Authority of the City of Crystal (Crystal EDA)**

- Crystal EDA purchased excess Hennepin County land at 4724 Lakeland.
- Before selling 4724 Lakeland for new home construction, Crystal EDA will sell parts of the back of the lot to the adjacent homeowners at 4725 and 4733 Regent. This will make the Regent properties' back yards bigger and the 4724 Lakeland lot smaller.
- To do this, Crystal EDA must subdivide 4724 Lakeland by replatting it as Crystal EDA Seventh Addition. This plat will contain three lots:
 - Lot 1 (11,491 sq. ft.) to be sold for new home construction at 4724 Lakeland
 - Outlot A (1,225 sq. ft.) to be sold and combined with 4725 Regent
 - Outlot B (493 sq. ft.) to be sold and combined with 4733 Regent
- The new boundary between 4724 Lakeland and the Regent properties would be about where the overhead power line crosses 4724 Lakeland.

If you want to learn more about these applications, you may:

- View the applications on the Planning & Zoning page at www.crystalmn.gov.
- View the applications in person at Crystal City Hall during normal business hours.
- View the city staff report using either of the methods above. The staff report should be available around April 7.
- Attend the public hearing at 7:00 p.m. on Monday, April 13 at Crystal City Hall.

If you want to discuss the application with city staff, please contact John Sutter at 763.531.1130 or john.sutter@crystalmn.gov.

If you want to submit written comments for the record, please send them to Planning, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422, or email john.sutter@crystalmn.gov.

If you want to speak directly to the Planning Commission, please attend the public hearing at 7:00 p.m. on Monday, April 13 at Crystal City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on Monday, April 13, 2015 at 7:00 p.m. or as soon thereafter as the matter may be heard, at Crystal City Hall, 4141 Douglas Drive North to consider land use application 2015-02 for a conditional use permit and variance for an impound lot at 5124-5128 Hanson Court and application 2015-03 for preliminary and final plat of Crystal Economic Development Authority Seventh Addition at 4724 Lakeland Avenue North. Persons desiring to be heard are invited and encouraged to attend the public hearing. 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.

JOSEPH SEARS, SECRETARY, PLANNING COMMISSION