



4141 Douglas Drive North •
Crystal, Minnesota 55422-1696

Crystal Planning Commission Agenda

Monday, November 14, 2016

7 p.m.

Crystal City Hall Council Chambers

1. Call to Order
2. Approval of Minutes*
 - a. Monday, September 12, 2016 meeting minutes
3. Public Hearings*
 - a. Conditional use permit (CUP) request from Drew Kabanuk for a fence at 5717 West Broadway Avenue (Application Number 2016-11)
4. Old Business - None
5. New Business*
 - a. Request for a one-year time extension from Drew Kabanuk for an approved conditional use permit (CUP) at 5717 West Broadway (Application Number 2015-05)
6. General Information
 - a. City Council actions on previous Planning Commission items:
 - Variance for detached garage at 5565 Welcome Avenue North
 - Variance for attached garage at 5440 Twin Lake Terrace
 - Subdivision request for Bottineau Gardens preliminary plat
 - b. Update from Council Liaison
 - c. Update on City Code Review Task Force
 - d. Staff preview of likely agenda items for Monday, December 12, 2016 meeting
7. Open Forum
8. 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, NOVEMBER 14, 2016
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

**Land Use Application 2016-11
Conditional Use Permit**

Address: 5717 West Broadway Avenue, Crystal (former Thriftway grocery store)
Applicant: Drew and Terri Kabanuk (property owner)

The Crystal Planning Commission will consider a Conditional Use Permit (CUP) application for a fence around an outdoor sales area at 5717 West Broadway Avenue.

General summary of the proposal:

In 2015, the City Council approved a CUP for an outdoor sales area for a proposed hardware store in the building. The sales area was to be screened by a fence no taller than 6' in height and have staff-approved opaque material or a chain link fence with slats for screening. The applicant recently installed a non-conforming fence with 8' tall posts and barbed wire above the approved 6' chain link material. To eliminate the non-conformity the applicant has presented two options for the fence:

- **Option A** - The applicant requests that the non-conforming fence be allowed to remain as it has been installed, with 8' tall posts, 6' high chain link and barbed wire above the chain link. The applicant is requesting a CUP amendment to allow an 8' tall fence and to include barbed wire as an acceptable material.
- **Option B** - If Option A is not approved, then the applicant requests approval for an 8' high fence with chain link and vinyl slats. This would be a CUP amendment to allow an 8' tall fence but not the barbed wire.

The public is invited to view the proposal at Crystal City Hall during normal business hours or on the city website at www.crystalmn.gov/city_departments/land_use_applications.php. The Planning Commission staff report will be available for viewing after November 10th at the same weblink.

To discuss the proposal or submit written comments for the record, please contact Dan Olson, City of Crystal, 4141 Douglas Dr. N., Crystal, MN 55422, dan.olson@crystalmn.gov or 763-531-1142.

To speak directly to the Planning Commission, please attend the public hearing on Monday, November 14, 2016 at 7 p.m. at Crystal City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on November 14, 2016 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a conditional use permit application for a fence for Drew and Terri Kabanuk at 5717 West Broadway Avenue. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, December 6, 2016. Persons desiring to be heard are invited and encouraged to attend the public hearings. Persons unable to attend may submit written comments prior to the date of the hearings to: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap persons are available 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 Minnesota Relay Service at 800-627-3529 V/TTY or call 711 to be connected to a TTY.

JOSEPH SEARS, SECRETARY, PLANNING COMMISSION

