

CRYSTAL PLANNING COMMISSION

Monday, January 11, 2016 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) Sears [Secretary]	X Commissioner (Ward 2) Selton	X Commissioner (Ward 4) Einfeldt-Brown
X Commissioner (Ward 1) Heigel [Chair]	X Commissioner (Ward 3) Von Rueden	X Commissioner (Ward 4) Johnson [Vice Chair]
X Commissioner (Ward 2) Erickson	X Commissioner (Ward 3) Buck	<input type="checkbox"/> Commissioner (At-Large) Strand

Also attending were City Planner Dan Olson, Council Liaison Jeff Kolb, John Kohler and Mike Sturdivant (Paster Properties), John Dietrich (Target Corporation), and Sally Huebner

B. ANNUAL ORGANIZATIONAL MEETING – ELECTION OF OFFICERS

- Chairperson – Motion by Commissioner Selton, and seconded by Commissioner Buck to elect Commissioner Heigel as Chairperson. Ayes all. Motion carried.
- Vice-Chairperson - Motion by Commissioner Selton, and seconded by Commissioner Heigel to elect Commissioner Johnson as Vice-Chairperson. Ayes all. Motion carried.
- Secretary - Motion by Commissioner Selton, and seconded by Commissioner Buck to elect Commissioner Sears as Secretary. Ayes all. Motion carried.

C. APPROVAL OF MINUTES *

Moved by Selton and seconded by Einfeldt-Brown to approve the minutes of the December 14, 2015 regular meeting. Ayes all. Motion carried.

D. PUBLIC HEARING

1. Special Land Use Application (Subdivision, Site and Building Plan Review, Conditional Use Permits, and Variances) to create a new parcel for a 5,000 SF commercial building at 5537 West Broadway Avenue (Target store property) and to allow an off-premise sign at 6801 - 56th Avenue North (Crystal Shopping Center).

City Planner Dan Olson presented a summary of the staff report, and stated that staff is recommending approval of the subdivision, site and building plan, conditional use permits, and variances with the conditions listed in the staff report as amended: 1) condition #1 can be removed since the applicant has now provided a title commitment; 2) Staff is requesting that condition #4 be revised to reflect that the property may not need to be “cleaned-up”, but may need to meet additional MPCA requirements. The text should be amended as follows: “Prior

to the issuance of the building permit for the new commercial building, the applicant will provide documentation to the City from the Minnesota Pollution Control Agency (MPCA) that the property ~~has been cleaned up to~~ meets MPCA's standards for new construction on the site, and that the monitoring well can be removed".

Sally Huebner, 5400 Georgia Avenue North, stated she was concerned about potential noise from the drive-through loudspeakers and from the outdoor dining area. In the past, she has heard the drive-through speakers from the Wendy's restaurant located across West Broadway. John Kohler explained that the drive-through was specifically designed to be located on the part of the building farthest from the residential area, and there would be virtually no noise emanating from the outdoor dining area. Planner Olson noted that the residential areas are over 500 feet from this proposed drive-through and outdoor dining area.

Commissioner Selton asked about what might be involved in the MPCA requirements for the site. Planner Olson stated that in the 1996 approvals for the fuel spill, it was noted that additional work might be needed. Staff just wants to follow-up on this letter and confirm if there are any additional MPCA requirements.

Commissioner Heigel asked about turn movements and access to and from the site along West Broadway. Planner Olson stated that there are no new accesses and turn movements would happen just as they happen now. John Kohler confirmed this.

Commissioner Selton stated that upkeep along the screening fence between the Target store and the residential areas is not in the best shape, and improvements could be made to better screen the commercial uses. Planner Olson said he has not heard of any complaints, but could look into it.

The Commission decided to make a separate recommendation on each proposal for this agenda item. The conditions in the staff report, as amended above, are included in these motions:

- CUP for drive-through facility: Motion by Commissioner Einfeldt-Brown, seconded by Commissioner Buck to approve the CUP. Ayes all. Motion carried.
- CUP for outdoor dining: Motion by Commissioner Selton, seconded by Commissioner Sears to approve the CUP. Ayes all. Motion carried.
- CUP for adjustment to parking: Motion by Commissioner Selton, seconded by Commissioner Buck to approve the CUP. Ayes all. Motion carried.
- Variance for lot coverage: Motion by Commissioner Von Rueden, seconded by Commissioner Selton to approve the variance. Ayes all. Motion carried.
- Variance for off-premise sign: Motion by Commissioner Einfeldt-Brown, seconded by Commissioner Buck to approve the variance. Ayes all. Motion carried.
- Subdivision and Site and Building Plan: Motion by Commissioner Einfeldt-Brown, seconded by Commissioner Sears to approve the subdivision and site and building plan. Ayes all. Motion carried.

E. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items: Planner Olson informed the Commission that the City Council approved Conditional Use Permit (CUP) 2015-07 at their meeting on January 5, 2016 with the conditions as recommended by the Commission.

2. Update from Council Liaison – Council liaison Kolb informed the Commission of two upcoming open houses. First on January 14 to review detailed plans for the Blue Line Extension light rail corridor in anticipation of municipal consent of the line by the City Council in February. Second on January 25 for the community to review the revised Bass Lake Road station area plan for the Blue Line LRT Extension project. Kolb also updated the Commission on upcoming street improvement projects.
 3. Update on City Code Review Task Force - Planner Olson stated that the next meeting of the Task Force is at the end of January, and that they are reviewing Chapter 500 of the Code.
 4. Staff preview of likely agenda items for Monday, February 8, 2016 meeting - Planner Olson said that the Robbinsdale School District has submitted a conditional use permit application to construct an approximately 12,000 SF addition to Forest Elementary School. Other applications may be submitted by tomorrow's application deadline.
- F. OPEN FORUM – Commissioner Sears commented on the raingarden for the Target proposal on tonight's agenda. He stated he thought it was not necessary and may bring more contaminants onto the site. Planner Olson stated that the City did not require the raingarden, but the applicant wanted to install it as part of the development of the site. However, it has been reviewed by the City's engineering staff and found acceptable.

Commissioner Erickson asked if there is space on the Forest Elementary site for an addition. Planner Olson said yes, and that would be shown on the plans presented at the February meeting.

G. ADJOURNMENT

Moved by Selton and seconded by Buck to adjourn. Ayes all. Motion carried. The meeting adjourned at 8:13 p.m.