

# CRYSTAL PLANNING COMMISSION MINUTES

Monday, May 9, 2016 at 7:00 p.m.

Council Chambers, Crystal City Hall

*Commissioners, please call 763.531.1142 or  
email [dan.olson@crystalmn.gov](mailto:dan.olson@crystalmn.gov) if unable to attend*

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

1. CALL TO ORDER

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

<input type="checkbox"/> 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) VonRueden	X Commissioner (Ward 4) Johnson [Vice Chair]
X Commissioner (Ward 2) Strand	X Commissioner (Ward 3) Buck	X Commissioner (At- Large) Daly

Other attendees: City Planner Dan Olson, City Engineer Mark Ray, City Council liaison Jeff Kolb, Sean Koster (Beacon Academy), Paul Donovan (Cushman Wakefield), Julia Paulsen Mullin (Tangible Consulting), Wendy Terry, Mike Mann, and other interested persons.

2. INTRODUCTION OF NEW PLANNING COMMISSION MEMBER – Tim Daly was introduced as the new Planning Commission member.

3. APPROVAL OF MINUTES \*

Moved by Strand and seconded by Einfeldt-Brown to approve the minutes of the February 8, 2016 regular meeting with one change: heading should say “minutes”, not “agenda”. Ayes all.

Motion carried.

4. PUBLIC HEARING

- a. Conditional Use Permit and Site Plan Application to allow Beacon Academy to locate at the existing Cornerstone Church property at 3420 Nevada Avenue North.

Planner Dan Olson presented a summary of the staff report, and stated that staff is recommending approval of the conditional use permit and site plan with the conditions listed in the staff report.

Sean Koster, principal at Beacon Academy, said they are excited to be in Crystal as many of their students are from the area. The school started in Plymouth and had a lot of students from the Robbinsdale School District. He discussed the school's philosophy and mission.

Commissioner Heigel asked how long it would take for the school to reach an enrollment of 750 students. Mr. Koster said about five years to reach 700 students.

Commissioner Daly asked if they thought they would lose students with the move from Maple Grove to Crystal. Mr. Koster said he thought they would, but would also be gaining new students.

Commissioner Strand asked where the students went after the 8<sup>th</sup> grade. Mr. Koster said either public or private high schools.

Paul Donovan, representing Beacon Academy, asked if the Commission would consider adding language to condition #6 to cap the costs of street striping at \$3,000. This is the amount given to Beacon by City staff as the maximum cost of the striping project.

Wendy Terry, 3419 Florida Avenue North, said she has children who attend Beacon and is very supportive of the school re-locating to Crystal. She discussed the school's curriculum.

Mike Mann, 7001 34<sup>th</sup> Avenue North, said he was concerned about property values in the neighborhood if Beacon were to locate on the property. However, having learned more about the school at tonight's meeting, he doesn't think property values will be negatively impacted. He encouraged Beacon to get to know the residents who live near the school.

Commissioner Einfeldt-Brown asked what approval process Beacon would have to go through if they constructed a second story on the building. Planner Olson said they would have to amend their CUP and site plan application, which would require a Planning Commission public hearing followed by a decision by the City Council.

Moved by Selton and seconded by Buck to recommend approval to the City Council of a Conditional Use Permit and Site Plan Application to allow Beacon Academy to locate at 3420 Nevada Avenue North, and construct an approximately 15,000 SF building expansion. This approval was contingent upon the conditions in the staff report, with the exception that condition #6 was revised to add a sentence "These costs shall not exceed \$3,000". Ayes all.

Motion carried.

5. OLD BUSINESS – None
6. NEW BUSINESS - None
7. GENERAL INFORMATION

- a. City Council actions on previous Planning Commission items: Conditional Use Permit for Forest Elementary and Preliminary Plat for Gardendale Subdivision – Planner Olson reported that the City Council approved both of these developments on February 16, 2016.
- b. Update from Council Liaison – Council liaison Kolb informed the Commission that the City Council is pursuing the potential for a “quiet zone” at the Douglas Drive and West Broadway crossings of the Canadian Pacific Railroad. The City also had a successful curbside clean-up.
- c. Update on City Code Review Task Force – Council liaison Kolb reported that the Council recently approved amendments to City Code Section 300. Commission member Buck said the task force is beginning to review Chapter 600.
- d. Staff preview of likely agenda items for Monday, June 13, 2016 meeting – Planner Olson said that no applications have been submitted, but the deadline is not until May 17<sup>th</sup>.

#### 8. OPEN FORUM

No one from the public spoke at this time. Commission members asked follow-up questions on various recent projects: Gaulke Pond Homes, Gardendale Subdivision, Bassett Creek Regional Trail, Thriftway property, and Target infill lot. Staff provided those updates.

#### 9. ADJOURNMENT

Moved by Strand and seconded by Daly to adjourn.

Motion carried.

The meeting adjourned at 7:52 p.m.