

# CRYSTAL PLANNING COMMISSION MINUTES

Monday, October 12, 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) 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]
<input type="checkbox"/> Commissioner (Ward 2) Erickson (Absent)	X Commissioner (Ward 3) Buck	<input type="checkbox"/> Commissioner (At-Large) Strand (Absent)

Also attending were staff members Dan Olson and Gail Petschl, Council Liaison Jeff Kolb and Mayor Jim Adams.

## B. APPROVAL OF MINUTES

Moved by Commissioner Selton and seconded by Commissioner Buck to approve the minutes of the June 8, 2015 regular meeting.

Motion carried.

## C. PUBLIC HEARING

1. Conditional Use Permit (CUP) to allow drive-through facilities and outside sales at 5717 West Broadway Avenue (former Thriftway grocery store site)

City Planner Dan Olson said that the owner planned to open a hardware store and thrift store on the site and would need a CUP to allow outdoor sales and drive-through facilities.

Mr. Olson said that the outdoor sales area for the hardware store would be screened in and limited to 2,000 square feet based on the city zoning code. He also stated that the owner is proposing two donation drop off areas for the thrift store, one in front where the grocery pick-up area was formerly located and one in the back of the building. A third drive-through facility would be located on the south side of the building for pick-up of ordered food at a deli in the thrift store.

Staff recommended approval with the conditions listed in the staff report.

Drew Kabanuk, property owner, spoke to the commission and said that they didn't plan on doing any outdoor storage until spring. The storage area would be located on the north side of the building and have two gates. He addressed several issues the commissioners brought up, stating they want to minimize any disruption to the neighborhood. He confirmed there will be camera surveillance on the entire property, he was unsure at this point whether there will be a dividing wall between the two businesses and he is in negotiations with the Salvation Army to operate the thrift store. He also stated that they anticipate opening the hardware store in 2-3 months.

Commissioner Von Rueden asked if the owner could expand the storage area, Planner Olson stated that the owner would need to apply for two variances, one to reduce the number of required parking spaces and one to expand the storage area.

Moved by Commissioner Von Rueden and seconded by Commissioner Sears to recommend approval to the City Council of Conditional Use Permit (2015-05) at 5717 West Broadway Avenue to allow drive-through facilities and outside sales subject to the conditions as listed in the staff report.

Motion carried.

#### D. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items: None
2. Staff preview of likely agenda items for Monday, November 9, 2015 meeting

Planner Olson said there was nothing at this point.

One of the commissioners asked about the status of the development of the Gaulke property, Mr. Olson said only one building permit application has been received at this point.

#### E. OPEN FORUM

No one spoke before the commission. Mr. Olson provided an update on light rail station area planning.

#### F. ADJOURNMENT

Moved by Commissioner Buck and seconded by Commissioner Sears to adjourn.

Motion carried.

The meeting adjourned at 7:43 p.m.