

CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, February 8, 2016

7:00 p.m.

Crystal City Hall – Council Chambers
4141 Douglas Dr N

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- January 11, 2016 meeting

C. PUBLIC HEARINGS

1. Conditional Use Permit Application to allow an approximately 12,000 SF building expansion at Forest Elementary School at 6800-47th Avenue North
2. Gardendale Subdivision Application to create 10 new single-family home lots, with variance request to reduce street width

D. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items: Special Land Use Application (Subdivision, Site and Building Plan, 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)
2. Update from Council Liaison
3. Update on City Code Review Task Force
4. Staff preview of likely agenda items for Monday, March 14, 2016 meeting

E. OPEN FORUM

F. ADJOURNMENT

CITY OF CRYSTAL

**PROPOSED CONDITIONAL USE PERMIT TO
EXPAND FOREST ELEMENTARY SCHOOL**

**PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, FEBRUARY 8, 2016
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

The Crystal Planning Commission will consider a Conditional Use Permit (CUP) application from Robbinsdale School District to expand the capacity of Forest Elementary School (6800 - 47th Avenue North) from 568 to 704 students. The project would add 10,835 sq. ft. to the south wing of the building and 965 sq. ft. to the cafeteria on the north side of the building.

Citizens may 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 February 5th 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 at dan.olson@crystalmn.gov or 763-531-1142.

To speak directly to the Planning Commission, please attend the public hearing on Monday, February 8, 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 February 8, 2016 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a Conditional Use Permit Application at Forest Elementary School (6800-47th Avenue North). After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, February 16, 2016. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing 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.

CITY OF CRYSTAL

**PROPOSED PRELIMINARY PLAT
GARDENDALE SUBDIVISION**

**PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, FEBRUARY 8, 2016
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

The Crystal Planning Commission will consider a Preliminary Plat application from SVK Development for Gardendale Subdivision in the area north of 32nd Avenue North between Florida and Hampshire Avenues North.

The existing parcels to be included in the plat are 3215 Florida, 3228 Georgia and 3220 Hampshire Avenues North. The existing house at 3220 Hampshire Avenue North would be demolished.

The project would result in ten lots for construction of new single family houses:

- **Two lots on Florida Avenue North (likely addresses 3213 & 3219)**
- **Six lots on an extension of Georgia Avenue which would end in a cul-de-sac approximately 400 feet north of 32nd Avenue North**
- **Two lots on Hampshire Avenue North (likely addresses 3214 & 3220)**

In addition to the preliminary plat approval, SVK Development is also requesting a variance to reduce the required street pavement width from 30 feet to 28 feet for the extension of Georgia Avenue North.

Citizens may 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 February 5th 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 at dan.olson@crystalmn.gov or 763-531-1142.

To speak directly to the Planning Commission, please attend the public hearing on Monday, February 8, 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 February 8, 2016 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a Preliminary Plat called "Gardendale Subdivision", with a variance to street width, located near the intersection of Georgia Avenue North and 32nd Avenue North. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, February 16, 2016. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing 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.