

CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, April 8, 2013

7:00 p.m.

Crystal City Hall – Council Chambers

4141 Douglas Dr N

A. CALL TO ORDER

B. SWEARING-IN CEREMONY FOR ALL MEMBERS *

C. APPROVAL OF MINUTES

- February 11, 2013 regular meeting *

D. PUBLIC HEARINGS

1. Consider Application 2013-03: Zoning Ordinance text amendment for larger businesses and outdoor sales and service in the C-1 Neighborhood Commercial District *
2. Consider Application 2013-04: Conditional Use Permit for outdoor food and beverage service at 3545 Douglas Drive North (Milton's) *
3. Consider Application 2013-05: Conditional Use Permit for an events center including on-sale liquor and outdoor food and beverage service at 4947 West Broadway (Eventure) *

E. NEW BUSINESS

1. Discuss possible revisions to City Code Section 520 (Site & Building Plan Review) *

F. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items
 - February 19, 2013: motor vehicle repair CUP approved for 5215 Lakeland Avenue North (Rusty Phetthongdy)
2. Staff preview of likely agenda items for Monday, May 13, 2013 meeting
3. Quarterly Development Status Report *

G. OPEN FORUM

H. ADJOURNMENT

** Items for which supporting materials will be included in the meeting packet*

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

**LAND USE APPLICATION 2013-03
ZONING ORDINANCE TEXT AMENDMENT
C-1 NEIGHBORHOOD COMMERCIAL**

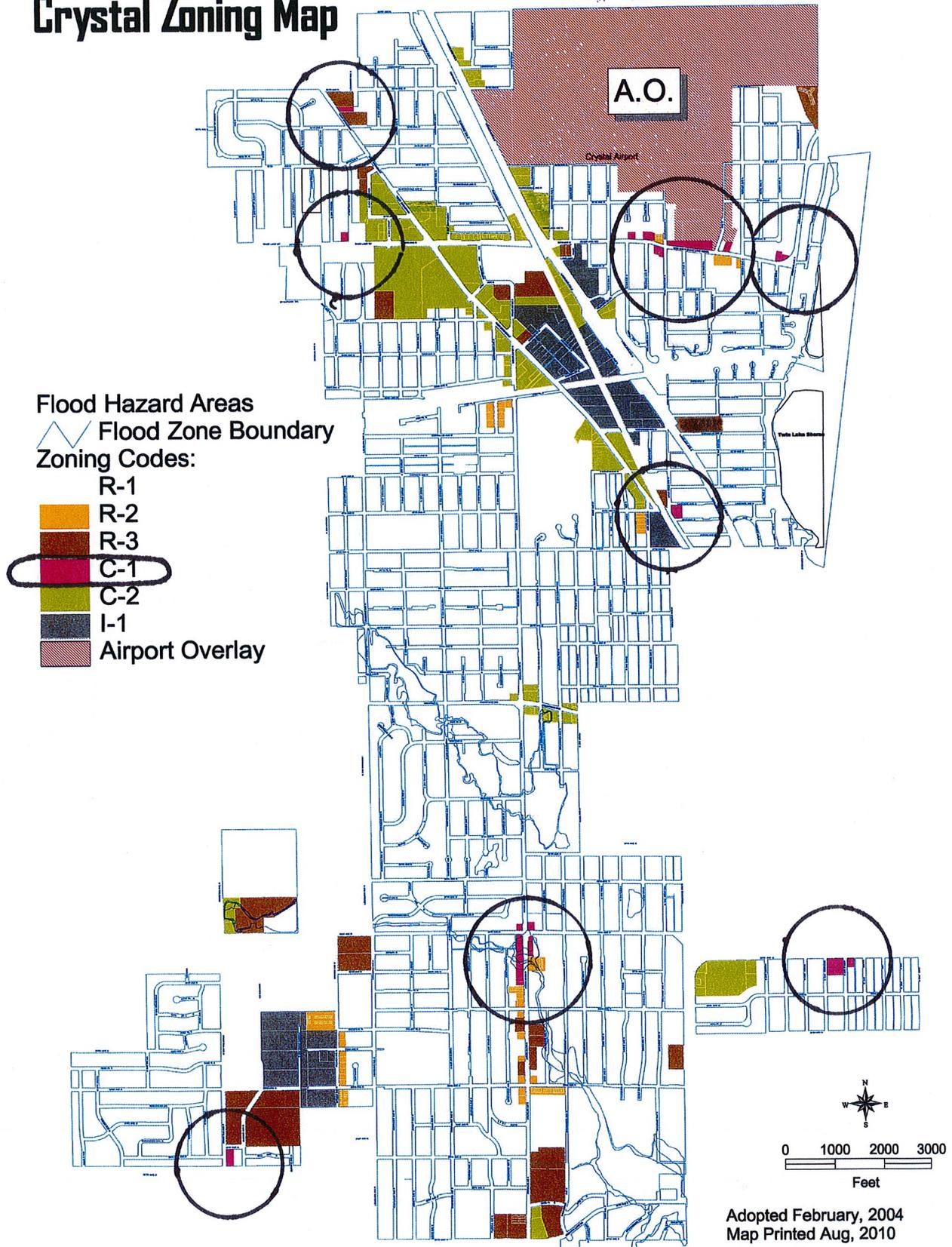
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, April 8, 2013 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider Land Use Application 2013-03 submitted by the City of Crystal, to consider changes to the text of City Code Section 515.45 (C-1 Neighborhood Commercial District). Among these changes are adding outdoor sales and service as a conditional use, increasing the maximum establishment sizes, and other changes as may be determined by the Planning Commission.

A copy of the application is available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about April 3, 2013. If you have questions please contact City Planner John Sutter at john.sutter@crystalmn.gov or 763.531.1142.

Persons desiring to be heard on this matter 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: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available for public meetings 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 MN Relay Service at 711 or 1.800.627.3529 V/TTY.

TIM BUCK, SECRETARY, PLANNING COMMISSION

Crystal Zoning Map



CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATION 2013-04
3545 DOUGLAS DRIVE NORTH
MILTON'S CAFÉ

CONDITIONAL USE PERMIT FOR OUTDOOR FOOD & BEVERAGE SERVICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, April 8, 2013 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider Land Use Application 2013-04 submitted by Milton's Café, applicant, and Douglas Drive Partnership, property owner.

- Property Location: Tenant space addressed as 3545 Douglas Drive North within a multi-tenant building located on a parcel addressed as 3537 Douglas Drive North (PID 20-118-21-11-0098). The property is zoned C-1 Neighborhood Commercial.
- Type of Application: Conditional Use Permit for Outdoor Food and Beverage Service
- Description of Project: Milton's Café proposes to add outdoor seating including full food and beverage service to the patio area in front of their tenant space at 3545 Douglas Dr N. The approximate dimensions of the seating area are 7 x 40 feet, with an approximate capacity of 24 people. The seating area would be semi-enclosed with decorative planters.

Please note that this application can only be approved if the City Council also adopts an ordinance amendment adding outdoor sales and service as a conditional use in the C-1 district. That amendment is a separate application but is being considered concurrent with this application.

Please also note that, on April 16, 2013 at 7:00 p.m., the City Council will hold a public hearing on the expansion of Miltons' current on-sale liquor license to include the new outdoor seating area.

A copy of the application is available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about April 3, 2013. If you have questions please contact City Planner John Sutter at john.sutter@crystalmn.gov or 763.531.1142.

Persons desiring to be heard on this matter 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: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available for public meetings 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 MN Relay Service at 711 or 1.800.627.3529 V/TTY.

TIM BUCK, SECRETARY, PLANNING COMMISSION



4141 Douglas Drive North • Crystal, Minnesota 55422-1696

Tel: (763) 531-1000 • Fax: (763) 531-1188 • www.ci.crystal.mn.us

**CITY OF CRYSTAL
NOTICE OF PUBLIC HEARING
TO CONSIDER ON-SALE LIQUOR LICENSE EXPANSION
AT 3545 DOUGLAS DRIVE NORTH**

Notice is hereby given that the Crystal City Council will hold a public hearing at 7:00 p.m. on Tuesday, April 16, 2013 in the Council Chambers located at 4141 Douglas Drive North, to consider expanding the licensed premises for on-sale liquor license service located at 3545 Douglas Drive North submitted by Milton's Café, LLC d.b.a. Milton's Café. Anyone wishing to express a view either in person or in writing will be heard at the public hearing.

Auxiliary aids are available for public meetings 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 MN Relay Service at 711 or 1-800-627-3529 V/TTY.



City Clerk Chrissy Serres

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATION 2013-05
4947 WEST BROADWAY
EVENTURE

CONDITIONAL USE PERMIT FOR AN EVENTS CENTER,
ON-SALE LIQUOR AND OUTDOOR FOOD & BEVERAGE SERVICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, April 8, 2013 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider Land Use Application 2013-05 submitted by Krystal Sedwick d/b/a Eventure LLC, applicant, and Doug Stanton Ministries International, property owner.

- Property Location: 4947 West Broadway (PID 09-118-21-24-0061). The property is zoned C-2 General Commercial.
- Type of Application: Conditional Use Permit for an Events Center, On-Sale Liquor and Outdoor Food and Beverage Service
- Description of Project: Eventure would be an events center with rental ballrooms and meeting rooms for public and private special events including social gatherings, music, theater and other live entertainment. Proposed hours of operation would be no earlier than 7:00 a.m. and no later than 2:00 a.m. It would also include an on-site restaurant with a full liquor license. Outdoor seating with food and beverage service may be added later along the north and west sides of the building.

Please note that the applicant is not seeking a liquor license at this time and has not yet finalized the exact details of the outdoor seating. If this Conditional Use Permit is approved, it would allow Eventure to add both on-sale liquor and outdoor seating, provided they do so by the end of 2014. If they wait until after 2014 then a new Conditional Use Permit application for the respective item would be required.

A copy of the application is available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about April 3, 2013. If you have questions please contact City Planner John Sutter at john.sutter@crystalmn.gov or 763.531.1142.

Persons desiring to be heard on this matter 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: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available for public meetings 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 MN Relay Service at 711 or 1.800.627.3529 V/TTY.

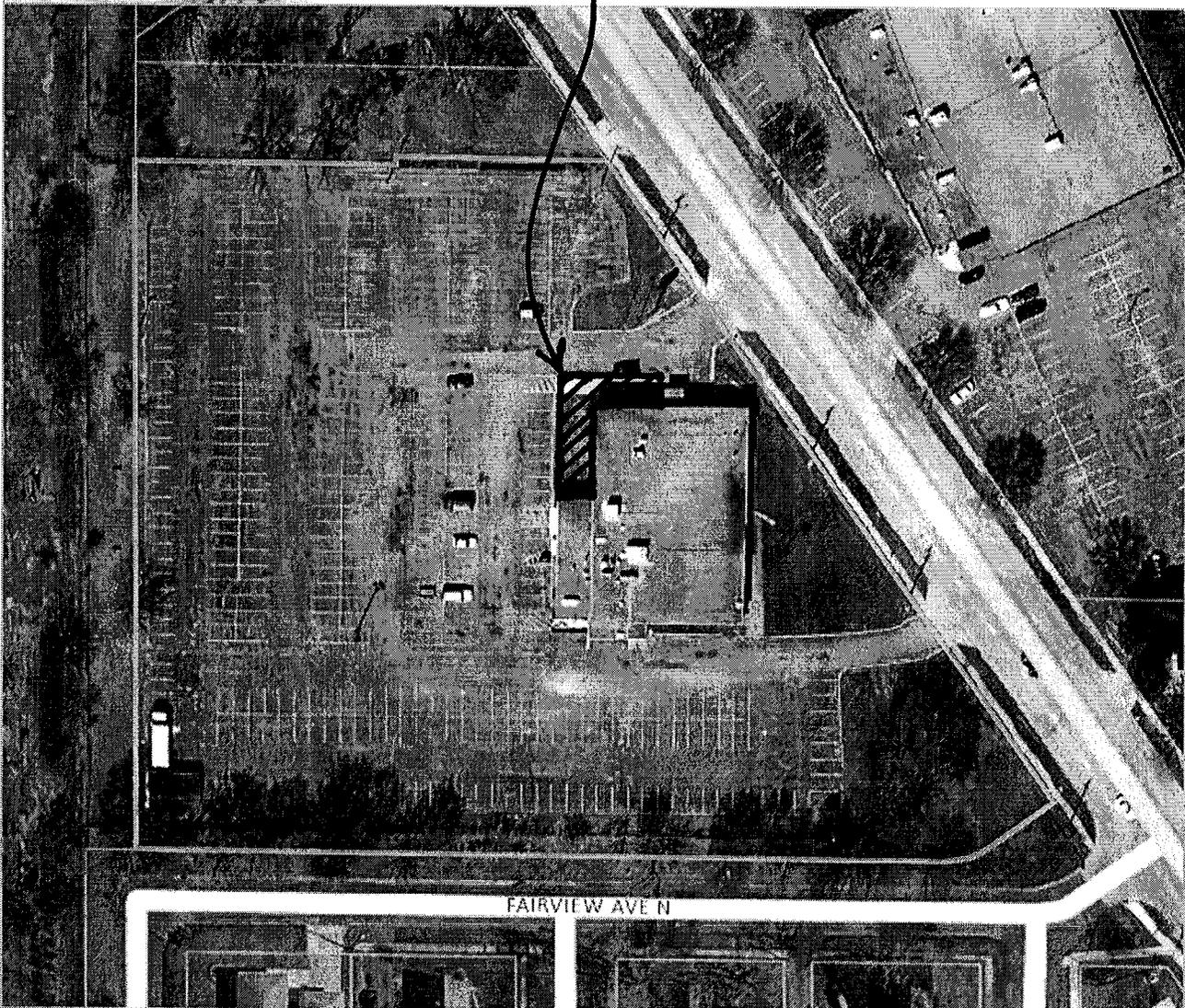
TIM BUCK, SECRETARY, PLANNING COMMISSION



Interactive
Maps

General location of future
outdoor seating area

Property
Map



Parcel ID: 09-118-21-24-0061

A-T-B: Torrens

Map Scale: 1" ≈ 100 ft.

Print Date: 3/20/2013



Owner Name: Doug Stanton Ministr Intnatl

Market Total: \$0

Parcel Address: 4947 West Broadway
Crystal, MN 55429

Tax Total: \$2,609.85
(Payable: 2012)

Property Type: Commercial-Preferred

Sale Price: \$1,400,000

Home-stead: Non-Homestead

Sale Date: 01/2009

Parcel Area: 4 acres
174,192 sq ft

Sale Code:

This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2013

