

CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, December 9, 2013

7:00 p.m.

**Crystal City Hall – Council Chambers
4141 Douglas Dr N**

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- **November 12, 2013 regular meeting ***

C. PUBLIC HEARINGS

- 1. Consider Application 2013-15 for a Conditional Use Permit and setback variance for an outdoor play area along Sherburne Avenue (Christina's Child Care Center, 5510 West Broadway) ***
- 2. Consider Application 2013-16 for setback variances to allow expansion of an existing house and detached garage at 4952 Quail Avenue North ***

D. GENERAL INFORMATION

- 1. Letter sent to Metropolitan Council regarding the 2040 forecast ***
- 2. City Council action on previous Planning Commission items:**
 - **Adopted an ordinance rezoning Crystal Gallery Mall to C-2 Planned Development for a new building, de-malling and parking lot improvements**
 - **Approved a CUP for an 8' tall fence at 7200 56th Avenue North**
 - **Approved first reading of an ordinance allowing multicolor electronic signs**
- 3. Staff preview of likely agenda items for Monday, January 13 meeting**

F. OPEN FORUM

G. ADJOURNMENT

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

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

**LAND USE APPLICATION 2013-15
5510 WEST BROADWAY (CHRISTINA'S CHILD CARE CENTER)
CONDITIONAL USE PERMIT AND SETBACK VARIANCE
FOR AN OUTDOOR PLAY AREA ALONG SHERBURNE AVENUE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, December 9, 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 the following land use application:

LAND USE APPLICATION 2013-15:

- Applicant: Steven & Ophelia Zeogar d/b/a Christina's Child Care Center
- Property Owner: Crystal Gallery Developers
- Property Address: Tenant space addressed as 5510 West Broadway within the Crystal Gallery Mall located at 5502 West Broadway (P.I.D 05-118-21-44-0046)
- Description: Conditional use permit and setback variance for a fenced outdoor play area located on the east side of the Crystal Gallery Mall adjacent to Sherburne Avenue. The conditional use permit is required for the outdoor use in the C-2 zoning district. The variance is required because the play area would be set back 7 feet from the lot line along Sherburne instead of the standard minimum of 30 feet.

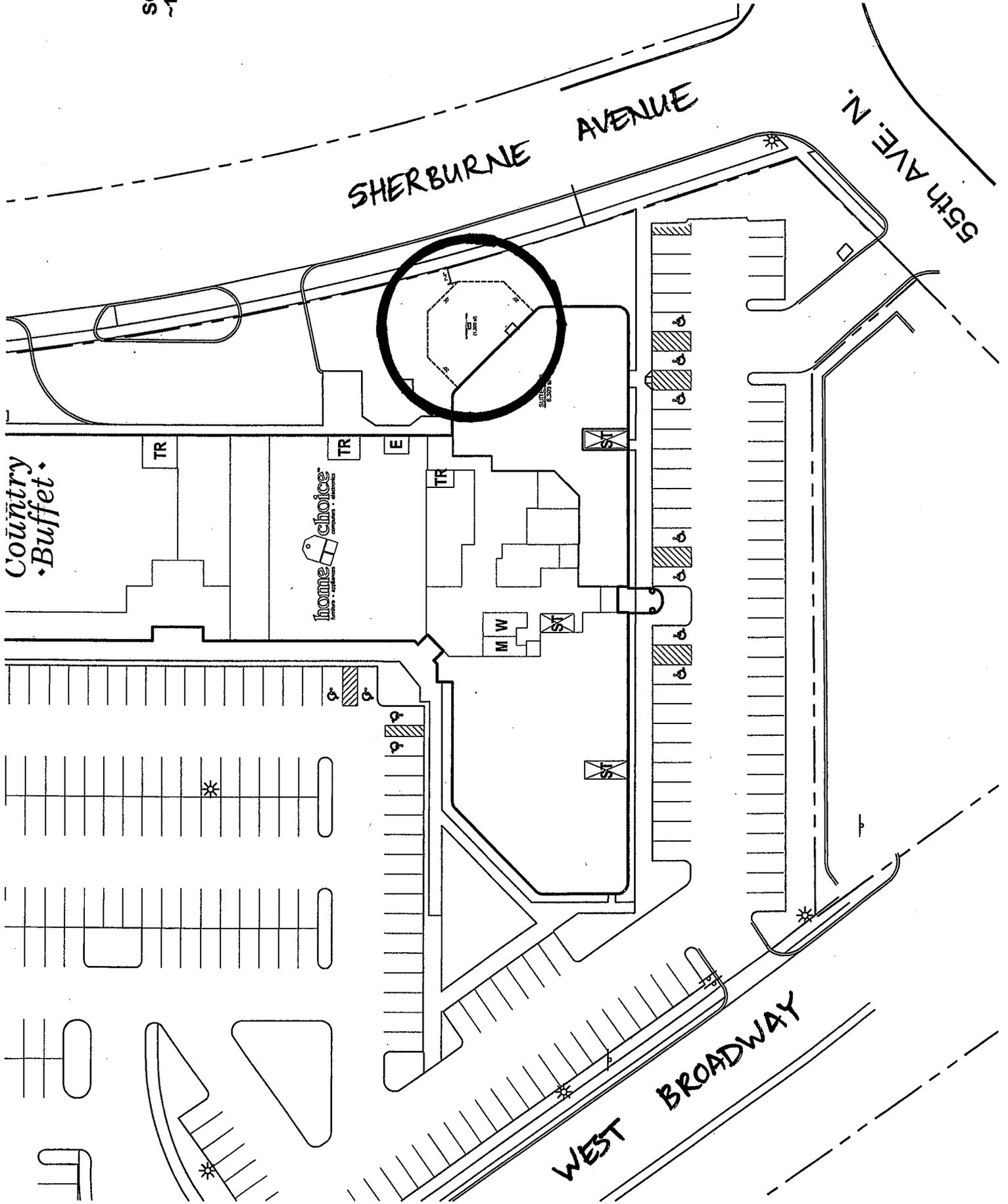
On or about November 26, 2013 a copy of this application will be available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about December 4, 2013. If you 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



SCALE
~1" : 60'



Country
• Buffet •

home choice
furniture • appliances • electronics

SHERBURNE AVENUE

55th AVE. N.

WEST BROADWAY

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

**LAND USE APPLICATION 2013-16
4952 QUAIL AVENUE NORTH
SETBACK VARIANCES TO ALLOW EXPANSION
OF AN EXISTING HOUSE AND DETACHED GARAGE**

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LAND USE APPLICATION 2013-16:

- Applicant and property owner: Pamela and Michael Brady
- Property Address: 4952 Quail Avenue North (P.I.D. 09-118-21-14-0031)
- Description: This application seeks two variances:
 - The existing house is set back 3.5 feet from the north side lot line. The minimum setback is 5 feet (measured to the building wall). The house is lawfully non-conforming and cannot be expanded. The owner wishes to construct an addition on the east side of the house, but to do so, a variance is required to reduce the north side setback requirement to 3.5 feet so the house may be expanded.
 - The existing detached garage is set back less than 1 foot from the west and north lot lines. The minimum setback is 3 feet (measured to any part of the building). The garage is lawfully non-conforming and cannot be expanded. The owner wishes to add on to the garage at some point in the future, but to do so, a variance is required to eliminate the setback requirements so the garage may be expanded.

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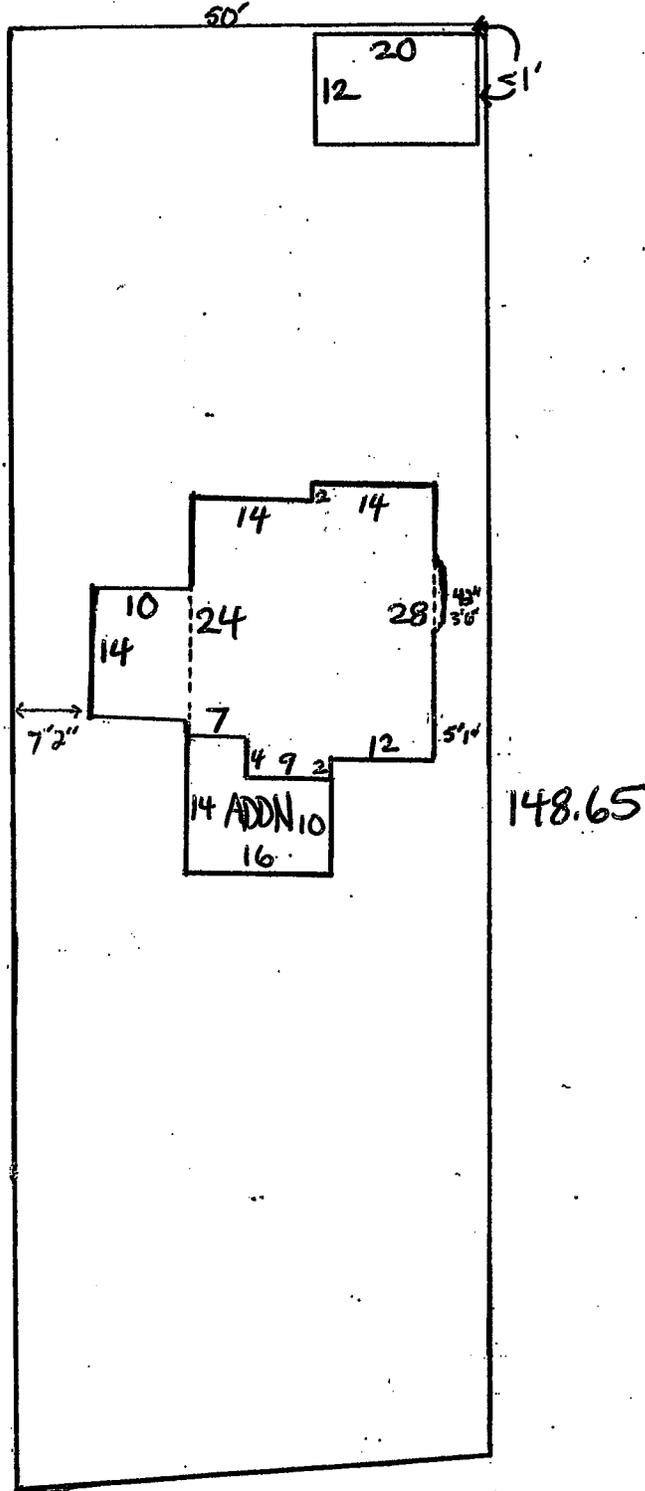
TIM BUCK, SECRETARY, PLANNING COMMISSION

QUAIL AVE

4952 Quail Ave

N ►

SCALE
~1" : 20'



TWIN LAKE BLVD