

# CRYSTAL PLANNING COMMISSION MINUTES

## December 10, 2012

### Council Chambers, Crystal City Hall

#### A. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at 7:00 p.m. with the following members present:

<input checked="" type="checkbox"/> Commissioner (Ward 1) Sears [Secretary]	<input type="checkbox"/> Commissioner (Ward 2) ***vacant***	<input type="checkbox"/> Commissioner (Ward 4) ***vacant***
<input checked="" type="checkbox"/> Commissioner (Ward 1) Heigel	<input type="checkbox"/> Commissioner (Ward 3) VonRueden	<input type="checkbox"/> Commissioner (Ward 4) Johnson
<input checked="" type="checkbox"/> Commissioner (Ward 2) Erickson	<input checked="" type="checkbox"/> Commissioner (Ward 3) Buck [Vice/Acting Chair]	<input checked="" type="checkbox"/> Commissioner (At-Large) Strand

Also present were staff members John Sutter and Corinne Elfelt.

#### B. APPROVAL OF MINUTES

Moved by Commissioner Strand and seconded by Commissioner Heigel to approve the minutes of the November 13, 2012 regular meeting.

Motion carried unanimously.

#### C. PUBLIC HEARINGS

1. Consider Application 2012-08, Site & Building Plan Approval for The Cavanagh senior apartments at 5401 51<sup>st</sup> Avenue North (Cavanagh School site)

Staff member John Sutter presented the staff report. Updated Exhibit E (A010), Exhibit L and Exhibit R were provided. The number of parking spaces has been reduced by 8 in order to provide for a more reasonable grade down to the garage entrances. The number of parking spaces required for the site is 130, the updated plan has 183 parking spaces.

Also noted was the number and placement of rain gardens on site may change based on the City Engineer and Shingle Creek Watershed District review and approval of the plans.

Exhibit L reflects fewer maple trees per the staff report. A concerted effort will be made to save some of the mature trees that are on the property through the demolition of the school and construction of the new building.

Commissioner Buck asked if the trees on the south side of the building will block sunlight to the sunrooms. Planner Sutter noted in the winter there will not be

leaves, and gaps in the trees and the distance the trees will be placed from the building will allow sunlight to reach the building.

Commissioner Heigel asked about the public utility placement. Mr. Sutter stated that Centerpoint will access the natural gas from either 51<sup>st</sup> or Corvallis Avenues. Electric and communications lines will come on the property at the northwest corner of the site. The easterly electric pole on 51<sup>st</sup> Ave. will be removed. The developer will determine if the lines will be overhead to the northwest corner of the site or if they will be brought in underground from the other side of the Vera Cruz-Lakeland intersection. Mr. Sutter also noted that fiber optic lines are already on-site, if the developer should choose to add that amenity to the project.

Acting Chair Buck opened the Public Hearing. There being no testimony, Acting Chair Buck closed the Public Hearing.

Mr. Ron Mehl, Dominion, made himself available for questions from the commission.

Hearing no further discussion, acting Chair Buck asked for a motion.

Moved by Commissioner Sears and seconded by Commissioner Erickson to recommend approval of Application 2012-08, Site & Building Plan Approval for The Cavanagh senior apartments at 5401 51<sup>st</sup> Avenue North (Cavanagh School site).

Motion carried unanimously.

#### D. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items:  
November 20, 2012:
  - Approved the Preliminary and Final Plat of Cavanagh Park Addition
  - Approved first reading of an ordinance rezoning Lot 1, Block 1, Cavanagh Park Addition from R-1 to R-3
2. Staffs preview of likely agenda items for Monday, January 14, 2013 meeting:  
Nothing has been submitted at this time. If nothing is submitted, the meeting will be cancelled and election of officers will take place at the February meeting.

#### E. OPEN FORUM – none heard

#### F. ADJOURNMENT

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

Motion carried unanimously.

The meeting adjourned at 7:25 p.m.