

CRYSTAL PLANNING COMMISSION MINUTES

Monday, May 11, 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]
X Commissioner (Ward 2) Erickson	X Commissioner (Ward 3) Buck	X Commissioner (At- Large) Strand

Also attending were staff members John Sutter, Dan Olson, and Gail Van Krevelen.

B. APPROVAL OF MINUTES

Moved by Commissioner Einfeldt-Brown and seconded by Commissioner Sears to correct the date for the minutes to April 13, 2015. Moved by Commissioner Selton and seconded by Commissioner Buck to approve the minutes of the April 13, 2015 regular meeting as amended.

Motion carried.

C. PUBLIC HEARINGS

1. Consider Application 2015-4 for lot division and combination at 3701-3709-3717 Vera Cruz Avenue North to create two 120-foot-wide lots for construction of two family dwellings on each lot

Community Development Director Sutter explained that currently there are three 80' lots at the SW corner of 38th and Vera Cruz. The owner is proposing to demolish the existing structures, divide the middle lot in half, and combine each half with one of the remaining existing lots, making two 120' lots. He is proposing to build a two-family dwelling on each lot.

Mr. Sutter said staff recommends the application with the conditions that the building on the middle lot be demolished prior to recording the lot division resolution, the sewer/water issues being resolved with the Public Works department, and the utilities to the new buildings being underground.

Commissioner Buck questioned whether the duplexes would be owner/occupied or rentals, Mr. Sutter said it was his understanding that the owner plans on living in one of the units and renting the remaining units.

Commissioner Erickson commented that it appeared this was on an alley and asked whether each unit would have a garage. Mr. Sutter indicated that the alley was never completed, and that per code, each unit would be required to have a 1-car garage and one additional parking space.

The following were heard:

No one spoke before the commission.

Moved by Commissioner Strand and seconded by Commissioner Sears to recommend approval of Application 2015-4 for lot division and combination at 3701-3709-3717 Vera Cruz Avenue North to create two 120-foot-wide lots for construction of two family dwellings on each lot subject to the three conditions as listed in staff report.

Motion carried.

D. GENERAL INFORMATION

Mr. Sutter introduced the new City Planner, Dan Olson, to the commission members.

April 21 City Council actions on previous Planning Commission items:

- Approved a conditional use permit and setback variance for North Suburban Towing to relocate or expand to 5124-5128 Hanson Court
- Approved the plat of Crystal Economic Development Authority Seventh Addition at 4724 Lakeland Avenue North

Updated plat of Gaulke Pond Homes expected to be considered by the Council in May: Mr. Sutter provided the commission members with the grading plan and draft of the final plat, and reminded commission members that the developer had a number of conditions regarding the final plat including covenants regarding drainage and reforestation which would allow them to sell the individual lots without creating an association. They still need to put the final plans on paper so staff can review it and they also need to pay the park dedication fee. The developer also submitted a grading plan and the major change is that lot 8 has been widened in order to leave the existing house in place and they reduced the number of lots by one. All lots will still meet the minimum size requirements. Commissioner Einfeldt-Brown asked if there would be one or two curb cuts per driveway. Mr. Sutter said that each lot would be allowed one curb cut although the locations shown on the grading plans may change. He also questioned whether a next-gen style home would be allowed. Mr. Sutter indicated that due to lack of space it would not be allowed, except possibly for lot 8.

Letter to Metropolitan Council regarding updated 2040 forecasts: Mr. Sutter indicated that the numbers are much more realistic now than previously forecast, except for employment. Commissioner Erickson asked if there were any figures listing what the medium income was; Mr. Sutter said the census would have that information.

Commissioner Heigel asked about any Bottineau LRT updates and Mr. Sutter said Mr. Olson will be doing an update later this year. The City Council is asking the blue line office to prove that the addition of LRT in the vicinity of Bass Lake Road and County Road 81 will not cause traffic issues at that intersection. Mr. Sutter also said that staff is waiting for the Environmental Impact Statement and felt the bigger issue is the noise and vibration and the impact on the residences close to the line.

Commissioner Heigel asked if there were any updates on the BNSF railroad and Mr. Sutter said that Hennepin County closed on the property at 5170 West Broadway and heard that the railroad is looking at other options. Mr. Sutter also said that legislation preventing the railroad from taking the property by eminent domain has been passed by both the House and Senate but he is unsure if it will be signed by the Governor.

Staff preview of likely agenda items for Monday, June 8, 2015 meeting: No items as of yet.

Commissioner Einfeldt-Brown asked what the outcome was for the open house for the Basset Creek Regional park trail. City Council did change the wording but approved funding support. The City Council will also need to approve the easement agreement because the trail will use part of the street right-of-way, but the preliminary step has been completed. Commissioner Sears asked if there would be any liability to the city for maintenance. Mr. Sutter said it was a Three Rivers Park facility; we give them an easement to build and maintain it.

E. OPEN FORUM

No one spoke before the commission.

F. ADJOURNMENT

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

Motion carried.

The meeting adjourned at 7:44 p.m.