

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

1. CALL TO ORDER

The Chairman, Paul Stansberry, called to the regular meeting of the Delano Planning Commission of Monday, June 9, 2008 to order at 7:04 p.m.

2. ROLL CALL

Members Present: Paul Stansberry, Chairman
Steve Williams, Vice Chairman
Leon Zeug, Secretary
Lars Impola, Commissioner
Jon Krieg, Commissioner
David Kenison, Commissioner
Howard Glas, Commissioner

Members Absent: Holly Schrupp, Council Liaison

Also Present: Marlene E. Kittock, City Clerk
Alan Brixius, Northwest Associated Consultants

3. APPROVAL OF AGENDA

Motion by Howard Glas, seconded by Leon Zeug to approve the agenda of Monday June 9, 2008 meeting as submitted. Motion Carried 7-0

4. MINUTES

A. Minutes of Planning Commission Meeting Monday, May 12, 2008

Motion by Steve Williams, seconded by Paul Stansberry to approve the minutes of May 12, 2008 as amended to correct a couple of grammar errors. Motion Carried 6-0 Lars Impola abstained.

5. PUBLIC HEARING

A. Consider a request from the Church of St. Peter for a variance for side-yard setback for a chilling unit, as regulated by Section 51.08 Subd. G. of the Delano

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

**Zoning Code and Site Plan Review as regulated by Section 51.02 Subd . F. of the
Delano Zoning Code for the property located at 204 River Street South.**

Alan Brixius reviewed his planners report dated June 4, 2008, regarding the request of Father Michael Miller of St. Peter's Catholic Church request for a chilling unit setback back variance located at 204 South River Street within a residentially zoned R-5 2.84 acre site. The proposed request is required to encroach ten feet into the required side yard setback to place an air condition unit and ten foot tall brick screen wall. This location is proposed as alternative locations do not offer the required space, proposed utility line and engineering conflicts and result in loss of parking and children's play area. The proposed chiller unit and brick screen wall does not meet the required north side yard setback of 20 feet. The proposed equipment and wall will encroach 10 feet into the required side yard setback. The applicant has submitted acoustical analysis of the chiller unit with brick screen wall for the proposed air conditional unit. The applicant's engineer indicated that the chiller unit will only be utilized during business hours. Nighttime hours of the chiller will only occur for special events. The City has concern with noise mitigation, as the proposed chiller is in close proximity to residential home located directly north. The applicant has submitted acoustical analysis with the distance to property line measured at 31 feet. According to the submitted site plan the brick screen wall measures 10 feet and the chiller unit measurer 16 feet to the north property line. An inconsistency with the distance to the property line is found. Staff is requiring a clarification from the applicant's engineer regarding these discrepancies. The proposed location of the chiller unit and screen wall is preferred due to its close proximity to the equipment it services which is located on the northwest corner of the church basement. The north side yard setback variance hardships demonstrated by the applicant are due to the following factors, 1) Alternative locations for chiller unit and screen wall are not feasible because of space limitations, overhead utility line and engineering conflicts, potential loss of parking spaces and potential loss of children's play area space. Staff recommendation recommends approving the variance with the following condition: the applicant must submit acoustical analysis with dimensional data consistent with the submitted site plan which also meet is the PCA decibel level requirements, subject to the review and approval by the City Alan Brixius reviewed a report submitted from the applicants engineer that indicates that the 35 decibels is far less than the MPCA regulations. Paul Stansberry inquired as to possible other chillers locations. Alan Brixius reviewed the various locations and gave the pros and cons rationale of each location. Leon Zeug inquired if the sound levels were lower because of the type of chiller or the wall or both. Alan Brixius stated both. Jon Krieg inquired as to the height of the chiller and the screen wall and who determined the wall height. The applicant's proposal was submitted with a 10 feet wall the noise level was under MCPA standards. Howard Glas inquired as to whom was noticed as there was no one in the audience expressing any comments. Marlene E. Kittock stated that notices to everyone within 350 feet from the property line were notified. Marlene E. Kittock also stated that no calls or written communications were received regarding this application. Cheryl Poskowski, representing Delano Catholic Community was present to answer questions regarding the application. It was noted that the closed residential home is about 70 feet. David Kenison inquired as to where the chiller unit was previous located. Marlene E. Kittock stated

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

that the church and attached facilities, were not cooled so this is a new piece of equipment. Only the church basement had Air conditioning the main assemble hall was cooled with ceiling fans only.

Motion by Steve Williams seconded by Lars Impola to open the public hearing to consider a request from the Church of St. Peter for a variance for side-yard setback for a chilling unit, as regulated by Section 51.08 Subd. G. of the Delano Zoning Code and Site Plan Review as regulated by Section 51.02 Subd . F. of the Delano Zoning Code for the property located at 204 River Street South. Motion Carried 7-0

The Chairman called for comments three times. None was heard.

Motion by Leon Zeug, seconded by David Kenison to close the public hearing. Motion Carried 7-0

Motion by Howard Glas, seconded by Steve Williams to recommend approval of the request from the Church of St. Peter for a variance for side-yard setback for a chilling unit, as regulated by Section 51.08 Subd. G. of the Delano Zoning Code and Site Plan Review as regulated by Section 51.02 Subd . F. of the Delano Zoning Code for the property located at 204 River Street South. Motion Carried 7-0.

- B. Consider a request from Virgil and Elaine Scherping d/b/a Crow River Harley Davidson for Site and Building Plan Review as regulated by Section 51.02 Subd. F. Conditional Use Permit; for exception to the General Building and Conditional Use Permit for Outdoor Sales and Storage as regulated by Section 51.22 Subd. D. of the Delano Zoning Code for the property located at 822 Babcock Boulevard West.**

Alan Brixius reviewed the Planner's report Dated June 4, 2008, regarding the application received from Virgil and Elaine Scherping d/b/a Crow River Harley Davidson for a site and building plan review, a condition use permit for an exception to the general building standards and conditional use permit for outdoor sales and storage as regulated by the city zoning code for the property located at 822 Babcock Blvd East. The expansion will come in two phases. The applicant is requesting Site Plan Approval at this time for both phases. Phase one will add 8477 square feet of new storage and warehouse space on the east side of the two existing attached metal structure containing 14,615 square feet. Phase two will replace the existing 5508 square feet showroom/storage area on the west side with a new 12,350 square foot showroom. The applicant has indicated that this phase will come later possible within two years. The first CUP is being requested for exceptions to the building elevation material standards to allow metal panels in Phase One. The other CUP is for outdoor sales. As part of the building expansion, new parking spaces will be added as well as underground stormwater treatment and storage. City sewer

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

and water will also be extended to the business as part of construction. Part of an existing storage building located along the east edge of the property will be razed to make room for the building expansion and new parking spaces. The 2.6 acre site is zoned B-3 Highway Business District. All properties to the west, north, and south are guided for commercial uses. The property to the east is guided and zoned for future residential use. As part of this project, the City is seeking to formally document the Ebersole Avenue ROW by recording an easement 33 feet from the center line. This easement will allow future expansion of the road. A 33 foot easement from the road centerline shall be dedicated to the City as a condition of approval. Site plans show a new retaining wall at the edge of the easement. This wall should be setback five feet from the easement. The Lot area, width, depth, front, rear, side yard setback, and building height are compliant. The parking proposed on the east side of the property extends to the Ebersole Avenue ROW. This parking area should be setback five feet from the ROW. This will require a reduction in building width to maintain the required 24 foot drive aisle. Existing parking along Highway 12 extends into the highway ROW. These parking spaces may remain in place currently, but will need to conform to setback requirements as part of phase two. Access to the existing site from both Highway 12 and Ebersole Avenue is adjacent to the southern property line. These access points will remain. This is a 20 foot easement along the southern property line to provide site access to the adjacent property owner at these two points. All building and parking space access is provided by a drive aisle that encircles the buildings. The site contains 38 existing parking stalls. 52 new spaces will be added for a total of 90 spaces and exceeds the required 57 spaces. The 90 space is sufficient to meet additional parking demand when the future 12,350 square foot retail sales area replaces the existing 508 square foot sales area. The parking lot is designed to meet the city's parking dimensional standards of 9 foot by 18 foot stalls and 24 foot drive aisles. The new parking lot area in the back and both sides of the building will have continuous concrete curbing and a paved surface as part of phase 1. Continuous curbing will be added to the front of the building as part of phase two. The site is designed to receive deliveries on the south and north side of the proposed addition. The drive aisle on the south side is 35 feet wide to accommodate trucks making deliveries. An outdoor sale in the B-3 requires a conditional use permit. Outdoor sales is proposed on existing paved areas on both the north and south sides of the existing retail sales building (facing Highway 12). The existing principal building is 14615 square feet. The sales area is at least 60 feet from any property line or street. The south sales area is defined by the building and parking lot edges. The north sales area is not well defined. Paint striping or other means shall be used to define the border between all parking and display areas. The phase one site plan shall be revised to show where striping will be installed to identify the separation between parking and display areas. Sales are to be completely located on private property. The sales areas will not be used for storage of unlicensed or inoperable vehicles, scrap materials or trash handling areas. The sales areas are in full view of Highway 12. There are no adjacent residential uses within view of the sales areas. All lighting meets performance standards. The display area is paved with bituminous paving. The display areas will be separated from parking areas by curbing and/or striping. Parking supplied exceeds parking requirements. Damaged vehicles or equipment awaiting repair shall be considered outdoor storage and shall be subject to the conditions outlined in Section 51.22, Subd. D.6. of the City's Zoning and Land Use Ordinance. The

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

proposed addition will be compatible with the existing structure. Other structures on adjacent properties are constructed of metal panels. The proposed expansion and use is consistent with the City's Comprehensive Plan. The City is requiring the applicant to connect to City Services as a condition of project approval. City services have ample capacity to serve the project and the project will not overbear the system capacity. The project is not expected to increase traffic significantly. Highway 12 is the primary access to the site. Highway 12 has sufficient capacity to handle modest amounts of new traffic generated by the project. All proposed lighting is to be mounted on the building; no pole mounted fixtures are proposed. No information has been submitted on the type of fixtures that exist or will be used. City regulation require 90 degree cutoff light for all commercial lighting. According to the photometric plans submitted, the project exceeds the city's regulations limit of intensity of light to one foot candle at the public ROW line and .4 foot candle at all other adjacent property line. The light intensity at all boundaries is 0 foot candles. Plans show that overflow from the underground storage and treatment cell is directed into the ditch adjacent to Ebersole Avenue. The grading plans do not show how this water will be directed or flow once discharged into the ditch. Grading plans should be revised to clarify how stormwater will flow. The City Engineer should review and comment on the grading, drainage, and erosion control plans. The site plan show that trash will be stored in the northeast corner of the site. No information is provided on how this trash will be screened. Trash and recycling material should be stored in the main building, an accessory building or totally screened from eye level view of all adjacent uses and ROW. The project shall meet all refuse performance standards. As part of this project, a single row of Black Hills Spruce and Colorado Spruce are proposed in the ROW along Ebersole Avenue. These buffer plantings are intended to screen this commercial project from future residential development east of this property. All landscaping, other than ground cover, should be placed outside of the ROW and within the five foot setback area. Buffer yard plantings are to be planted in staggered rows to improve screening and visual variety. Staggering plants within the five foot setback is not practical and staff recommends waiving this particular requirement. Staff recommends approval of the application subject to the terms, conditions, and recommendation listed within its planners report.

Paul Stansberry asked applicant if they were all right with the recommends as outline in the planners report. Virgil Scherping stated that they have already submitted a revised plan with the slightly smaller building to meet most of these conditions. Alan Brixius explained that the revised plans were received after this report was written and time was not sufficient to review and re-write the report,

Chris rice of Rice Builders addressed the major changes within the revised plans. Marlene E. Kittock inquired of the applicant and Chris Rive if they had received the letter from MnDOT which stated that no additional runoff it allowed into the ROW. Chris Rice acknowledges receipt of the letter that was emailed to them. He also stated that the photometric plan was submitted. Chris Rice indicated that the property sheet drains to Highway 12 and also into the new tank which is design specifically for this site. Chris Rice explained to the Commission how the underground detention ponds will work and

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

flow and further stated that the storm water released is at or less than the rate of pre-development rates.

Leon Zeug inquired as to the treatment of the stormwater that is detained in the underground pond. He expressed concern about the effluent discharge and any pollutants that this may contain and the treatment process there of. Alan Brixius referred to the City Engineer's report dated June 6, 2008 line items number 14 and 15. The engineer's report indicated that the calculations and general overall plan are acceptable to the City. The underground storage tank is detailed on the submitted drawings. This method of "ponding" is new to Delano. The applicant shall submit a maintenance plan for this underground tank. The plan shall assure the periodic removal of sediments for the tank and provide assurance the system will continue to function and meet the parameters identified in the drainage calculations. The plan shall be formalized in maintenance agreement that can be recorded against the property. Leon Zeug indicated that he had personal experience with these types of underground ponds and they don't always perform well. Leon Zeug also expresses concern with the discharge outlet being the Ebersole Avenue ROW. Is this public or private property and is this a permissible use of the ROW. Chris Rice sated he didn't know the answer to that question and would investigate and get back with an answer. Chris Rice indicated that the storage shed was going to be removed. The lot layout does not allow for another hydrant within the property boundaries. Chris Rice asked if the existing well could be utilized for lawn and green space irrigation. Marlene E. Kittock stated that this is against city ordinance and Delano Municipal Utility policies and thus must be abandoned and capped. Commissioner suggests changes in the recommendation to include the MnDOT letter dated May 28, 2008, and the recommendation regarding unlicensed vehicles include the word inoperable.

Motion by Jon Krieg seconded by Paul Stansberry to open the public hearing Consider a request from Virgil and Elaine Scherping d/b/a Crow River Harley Davidson for Site and Building Plan Review as regulated by Section 51.02 Subd. F. Conditional Use Permit; for exception to the General Building and Conditional Use Permit for Outdoor Sales and Storage as regulated by Section 51.22 Subd. D. of the Delano Zoning Code for the property located at 822 Babcock Boulevard West. Motion Carried 7-0

The Chairman call for public comments three times. None was heard.

Motion by David Kenison, seconded by Lars Impola to close the public hearing. Motion Carried 7-0

Howard Glas inquired as to the location of snow storage. Alan Brixius showed the Commission the site plan for the snow storage area.

Jon Krieg suggested but it not monitory that the applicant consider some sort of gate on the lot to prevent through traffic from cutting thru the parked lot to get from Ebersole Avenue to Highway 12.

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

Paul Stansberry suggested taking some of the parking and using it for the stagger trees landscaping. The parking area is design at its limit and thus the recommendation should stay the same.

Leon Zeug stated he was uncomfortable with the underground drainage ponds recommendations for the City Engineer. It only addresses the rate of water but not the treatment thereof. Paul Stansberry stated that the recommendation could include a condition for satisfactory resolution to the treatment of the storm water. Leon Zeug did not think this was possible given the tight configuration of the plan. Jon Krieg suggested including language that stated using best management practices. Alan Brixius stated that there just isn't any green space on site left to do any on site filtration. The City Engineer will need to address this issue. Chris Rice indicated that he has constructed several of these and that Bonestroo, Rosene, and Anderlik, have designed the underground pond. Paul Stansberry inquired if the same best management practices have been applied to everyone such Delano Crossing. Alan Brixius answer yes with respect to rate control but the method of treatment and drainage is different. Leon Zeug indicated that he had several unanswered question that only the city Engineer could answer and would have preferred that the Engineer been present. Leon Zeug does not know if the site can be retro-fitted. Alan Brixius suggested that the recommendation include language regarding the pond being complaint with treatment best practices.

Motion by Paul Stansberry, seconded by Howard Glas to recommend approval of the a request from Virgil and Elaine Scherping d/b/a Crow River Harley Davidson for Site and Building Plan Review as regulated by Section 51.02 Subd. F. Conditional Use Permit; for exception to the General Building and Conditional Use Permit for Outdoor Sales and Storage as regulated by Section 51.22 Subd. D. of the Delano Zoning Code for the property located at 822 Babcock Boulevard West subject to the terms and condition of the Planners report dated June 4, 2008, the City Engineers Report dated June 6, 2008, MnDOT letter dated may 28, 2008, with the word inoperable added to the storage of unlicensed vehicles, and treatment of storm water. Motion Carried 6--1-0 Leon Zeug nay

6. NEW BUSINESS

There was none.

7. OLD BUSINESS

- A. Consider a request from Chris Johnson of Lobeco, LLC and John VanDyck of Gordon James Construction Inc., for a site and building plan review for Lot 3, block 1 Delano West Crossing, for the construction of a multiple tenant building with an anchor business to be known as True Value.**

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

Alan Brixius reviewed the Planner's report dated June 5, 2008 regarding the Revised Site Plan, and Landscape Plan, Grading and signage Plan for the True Value and multi-tenant retail building on Lot 3, Block 1 Delano West Crossing. The council approved the application on May 12, 2008, subject to resubmitted of revised plans. The site plan illustrates the proposed outdoor sales display along the east side of the hardware store. The size and location meet the City's performance standards for accessory outdoor sales. With this approval, the outdoor displays shall be limited to the size and location of the areas identified in the site plan. The second change to the site plan is more significant. The Planning Commission requested that the applicant investigate expanding the drive lane along the southern end of the building to relax the turning radius for trucks through the site. The revised site plan expanded the southern drive land from 12 feet to 22feet. In review of the revision staff has the following concerns: 1. In widening the drive aisle, the applicant has reduced the previously approved 20 foot parking setback to just 10 feet. The 20 foot parking lot setback was a condition of the original PUD approval to establish an attractive landscaped green space along Highway 12. This site plan change, along with the reduction of landscaping proposed in the revised landscape plan fails to meet the city's objectives for this landscaped green space. 2. The applicant is attempting to reserve a future development site on the east side of the lot. In this attempt, the current site fills up the western 320 feet of Lot 3, Block 1. The City has already approved flexibility on then north property line setback from 20 feet to 15 feet. The PUD allows the City to grant flexibility on the internal setbacks. Reducing the south setback to 10 feet, along with a reduced setback on the north, suggests that the building may be too large for the site. 3. Expanding the south drive aisle to 22 feet gives it the appearance of a two-way traffic lane. This would be contrary to intended traffic circulation to the site. The Planning Commission suggested that the southern drive aisle be widened to relax the turning radius for large trucks. Staff suggests the following options Option 1 Expand the southern drive aisle to 16 feet for the length of the building retaining a 16 foot landscaped parking lot setback for this distance and 20 feet along the balance of the setback. Option 2 Eliminate the drive-through service lane to provide the needed turning radius. Option 3 Reduce the depth of the building to accommodate the truck turning radius and retain the drive-through lane.

The Council resolution required the elimination of the retaining wall along the south side of the parking lot. The revised plan eliminated the retaining wall and grading along the south en of the parking area is integrated with highway 12 ROW grades. The grading plan shall be subject to the review and approval of the City Engineer and MnDOT.

The previous landscaping plan provided a landscape hedge for the entire length of the parking lot. As discussed with the Planning Commission, with the elimination of the retaining wall, the City offered the applicant the opportunity to revise the landscaping with some design creativity in this setback area, perhaps grouping of landscaping areas as opposed to a solid hedge. The revised landscape plan fails to meet the City's expectations in the following manner: It reduces the parking lot setback from 20 feet to 10 feet and the 40 shrub hedge has been replaced with eight shrubs near two proposed signs and 12 shrubs located within the Highway 12 ROW. The following comments are being offered; the 20 foot

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

parking lot should be retained. Absent a reasonable landscape plan for the south parking lot setback, staff recommended retaining the hedge plantings proposed with the original landscape plan. The applicants landscape plan illustrates that all planting will be 24 inches in height at installation. This is acceptable for interior parking lot plantings. However, in areas where taller shrubs and hedge materials are required, the minimum installation shall be not less than three to four feet in height. The landscaping along the west property line shall be three to four feet in height at time of installation. The applicant has supplied the full species name of the proposed plantings including the height and width. The landscape plan does not illustrate the proper dimension of the plant materials at maturity. This may influence plant location or species selection in area where space is limited. The applicant should identify the preferred species for providing the hedge along the south parking lot. The applicant has selected eight columnar arborvitae to satisfy this condition on the west side of the site. This species has a mature height of 15 to 25 feet on center. The plan shows planting with an eight foot space, 15 feet on center. In review of this landscaping, staff finds the location and species acceptable; however, we would recommend that a total of 12 columnar arborvitae, spaced 10 feet on center, be provided for a more effective screen. The site plan indicates all plantings area will be irrigated. This is particularly important for the parking lot islands due to their limited size.

A revised grading plan was submitted. The revised plan shows the elimination of the retaining wall and integrating the south slope with the Highway 12 ROW. The applicant shall apply erosion blankets on all slopes that exceed 3:1. The grading plan shall be subject to the approvals of the City Engineer and MnDOT

The following comments regarding the revised site plan are offered. This site, by previous PUD agreement, is permitted a single monument sign not to exceed 80 square feet in area and 12 feet in height. The applicants proposed monument sign complies with the area requirements; however, the sign appears to be taller than 12 feet measured to the top of the sign. The sign height needs to be reduced. The original PUD was approved to allow an area identification sign for the entire subdivision to accommodate up to six different buildings. The applicant is proposing to locate this on their lot. The PUD establishes the following standards for area identification signage, two hundred feet in area and thirty feet in height. The applicant is requesting an additional freestanding sign along the internal private street. The proposed sign is 16 square feet in area and six feet in height. This is an exception to the previous signage approvals. The Planning Commission must provide recommendation on the acceptability of this sign. The applicant has illustrated the location and elevation of the menu board. The applicant must identify the sign height and area for sign permits. The sign location appears to be appropriate. The Delano Sign Regulations require all free standing signs to provide a five foot setback from all property lines. The southern freestanding signs appear to meet these setbacks from all property lines. The southern freestanding signs appear to meet these setbacks provided the parking lot setback remains at 20 feet. The proposed directional sign is located at the back of the curb on the private street. This is an unacceptable location. If the City allows for this third freestanding sing, staff recommends that it be located south of the existing concrete sidewalk on the east side of the curb cut.

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

The applicant need to provide the user terms for the PUD area identification sign. The applicant has submitted a revised wall signage plan for the True Value Hardware tenant. The signage appears to be within the allowed 15 percent of wall face. The applicant is requesting additional signage on the north wall which is beyond ordinance standards. The City must determine the acceptability of this request. Any flexibility applied to this site will likely be pursued by other business. No information has been provided to address the other individual tenant signs for the front and rear of these buildings. The applicant shall provide sign design guideline that will be followed for tenant signage. Signs on the west side for the building shall be controlled to mitigate light pollution/glare onto the hotel site to the west. The applicant has not provided the signage plan for traffic control directional signs for internal traffic circulation.

The original site plan approval outlined conditions that required re-submission of plans to address a number of outstanding issues. In review of the revised plan staff offers the following recommendations: The outdoor display areas are illustrated in front of the hardware store and are consistent in size and configuration, as illustrated on the revised site plan. Widen the southern drive aisle by only four feet for the length of the building to ease the truck turning radius. Retain a 20 foot parking lot setback for the balance of the site. Reject he revised landscaping plan in favor of the original landscaping plan dated April 29, 2008 with the following conditions: Eliminate the retaining wall, retain the arborvitae landscape hedge along the south edge of the parking lot, retain a 20 foot parking lot setback narrowing to 16 feet along the south end of the building, provide 12 columnar arborvitae spread 10 feet on center internals along the west side of the site, all landscape areas, including the parking lot islands must be irrigated. The revised grading and drainage plan may be approved subject to review and approval of the City Engineer and MnDOT. The revised signage plan is acceptable with the following conditions: The monument sign be reduced to a total of 12feet, the applicant provide language for the shared use of the area identification sign, City Council determination on the acceptability of a third freestanding sign. If this additional sign is approved, it must be located south of the existing g sidewalk east of the curb cut, dimensions of the menu board be provided, the City Council determination on the acceptability of the north wall signage, the applicant must show guidelines for tenant signage, and the applicant shall provide for a traffic control signage plan.

Paul Stansberry requested clarification on the retaining wall removal. John Q from Gordon James explained the need for a larger truck turning land and stated that Alan Brixius suggestions were acceptable and it would also reduce asphalt for the owner/applicant.

Paul Stansberry stated his approval of the third sign as proposed. Alan Brixius warned commission that future applicants may request the same flexibilities. Steve Williams stated that three signs may be excessive in his opinion. Lars Impola asked for a review of the area Identification sign for the entire area. Alan Brixius stated that this sign is four the five major tenants. Paul Stansberry also indicated his approval of the third street signage request along the private street. Lars Impola also indicated his

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

approval for the directory signage to assist in traffic flow to the tenant bays. Jon Krieg and Howard Glas also had no issues with the signage plan as proposed.

The applicant request an allowance for a Benjamin Moore sign on the front of the building as it is a requirement. Alan Brixius stated staff has no issue with three signed signage.

Howard Glas stated the building is very attractive

Planning Commission recommended, as a condition of approval, that the applicant and staff work out the detail of the landscape plan for the south property line.

Steve Williams stated the building will be a good corner stone structure as visitors enter the community and these guidelines should be applied to future applications.

Planning Commission discussed possible glare onto hotel site and building.

Howard Glas stated he was in favor of the landscape for the back of building and moving the trash enclosure to the south. The plan looks great.

Motion by Paul Stansberry, seconded by Jon Krieg to recommend approval per June 5, 2008 planners report and reject the landscape plan and work with the April 24, 2008 landscape plan as recommended within the report and to continue to work with City Staff to finalize a detail landscape plan acceptable to the city. Motion Carried 6-1-0. Steve Williams nay.

Steve Williams stated he voted nay as he is concerned that the city may be setting precedence.

8. UPDATES AND FUTURE LAND USE DEVELOPMENT APPLICATIONS

There was none.

9. COMPLIANCE WITH COMPREHENSIVE PLAN

There was none.

10. ADJOURNMENT

There being no further business to discuss the regular meeting of the Delano Planning Commission of Monday, June 9, 2008, was adjourned at 8:45p.m.

**MINUTES
CITY OF DELANO
PLANNING COMMISSION
Monday, June 9, 2008
7:00 PM**

Motion by Jon Krieg, seconded by Steve Williams to adjourn the regular meeting of the Delano Planning Commission meeting of Monday, June 9, 2008 at 8:45 p.m.

Paul Stansberry, Chairman

Leon Zeug, Secretary

ATTEST:

Marlene E. Kittock, City Clerk