

MINUTES
CITY OF DELANO
Planning Commission
Monday, March 13, 2017
7:00 PM

1. Call to Order

Meeting was called to order at 7:00 pm.

2. Roll Call

Present:

Larry Bartles
Jeff Demeuls
Angela Kaltoff
Jon Krieg
Jeremy Clarke
Steve Williams

Not present:
Nat Malen

Also present:
Makenzie Krause, recorder
Dale Graunke, mayor
Al Brixius, city planner

3. Approval of Agenda

Larry made a motion to approve the agenda, Jeff seconded; motion carried.

4. Minutes

A. February 13, 2017 Minutes

Steve made a motion to approve the minutes from February 13, 2017, Jeremy seconded; motion carried.

5. Public Hearing

A. Highland Ridge 4th Addition. Attachments: Planning Report.

A. Al Brixius presented the final plat for Highland Ridge. The original plat for this neighborhood was approved in 2005. The final plat is consistent with R-2 zoning. While the 2 corner lots do not meet standards, they are consistent with the preliminary plat, and the zoning that determines the inconsistency of these lots was not altered until after the original plat was made. Al therefore recommended that these two lots receive variances.

In addition to final plat, Al discussed the “Highland Park.” The developer expanded parking and added a bump out into the park. The applicant responded to city staff’s recommendations regarding this park. He extended the sidewalk and will provide pedestrian ramp which is intended to provide access to a future street connection. In regards to park dedication, the City originally received land dedication and \$1,868.00 per unit. The City is working on a plan to provide a sport court. A grading plan will be submitted, and the applicant will be doing the grading. The City is requiring one tree per yard and sod along the street. Each of the platted lots will have easements along the property lines.

Al also brought up the fact that the post office is asking for clustering of mailboxes. Therefore, the City is asking that the applicant provide proof of doing this.

With the location of water services, they are requested to be placed outside of the driveway while the non-municipal utilities will be installed in a single trench.

City staff is recommending approval subject to compliance with provided comments.

Larry asked if the applicant had any concerns, and Carey Otto, a representative for the applicant, replied that there were none.

Jon Krieg opened the floor for a public hearing, and after three calls for public comment, Steve made a motion and was seconded by Larry to end the public hearing.

Larry made a motion to grant the variance and approve the final plat. Jon seconded, and the motion carried.

B. Adam King Restaurant. Attachments: Exhibits.

Al next began the discussion of the new restaurant being created by Adam King. The proposed property is located on Babcock, and access to the property will be from Babcock and 7th. The area is zoned as B3 Highway and Commercial. The applicant will be installing a new curb cut (at direction of staff). He also wants to expand behind the building, but cannot meet the setback, so he is requesting a variance. City staff believes that this will be a reasonable variance.

The topography and configurations of the area may pose setbacks. The site is approximately 1 acre. Currently there is an acquisition of right of way, so there is not a parking setback, which does not need to be covered by a variance because it was grandfathered in.

The proposed building design includes an expansion to 1800 square feet. The entryway off of the east parking lot will be proposed. The applicant is proposing to maintain the metal material. No changes are being proposed to the front of the building. The building is consistent with what is in place and City staff is recommending approval of the conditional use permit.

The applicant provided a circulation design to show how trucks will enter. The graphics show

the extension into the area. Because vendors do not know what type of deliveries they will get, Al recommended expanding the space in case of semi-truck usage.

Other changes will include a re-landscape design with a dry riverbed. Trees will be planted to add some privacy, and trash units will be added to match the building design. The outdoor dining is a conditional use and meets all requirements.

The City engineer and building official have provided comments. One noted comment is a request for snow storage space.

City staff recommends approval of application with the variance and noted comments. The new curb cut is subject to MnDOT approval.

Jon opened the floor for a public hearing. Adam King, the applicant, stepped up to the podium. He discussed his passion for cooking and his desire to share his passion through this restaurant.

Larry asked if he had any concerns, and Adam replied that all points have been discussed and are reasonable.

Roger Erickson, owner of property across the highway, stepped up next. He discussed his concern about storm water issues as there is a storm sewer that goes under the highway to his property. Keith, the project manager, replied that there are three catch basins being added. There is currently one, and he has worked with the civil engineer to ensure that the water will be taken care of.

Roger commented that he will eventually be developing the property, and he wanted to ensure that the property will not be damaged by storm water. Al then replied that the conditions regarding storm water drainage have been approved.

Mike Bauer, who is also involved with the development, noted that he will create a depression that will slow down the flow of water.

After three calls for public comment, Larry made a motion, and was seconded by Jeff, to close the public hearing; motion carried.

Steve then asked about the curb cut and whether or not the property owners have seen it. Al then replied that one of the conditions those property owners had was to create this cut. It is convenient to all property owners in the area.

Larry made a motion to approve the application and was seconded by Jeremy; motion carried.

C. Industrial Louvers Site Plan. Attachments: Exhibits.

Industrial Louvers submitted a proposed building expansion. The site is zoned I2, general industry. The proposed use is consistent with the zoning. Industrial Louvers acquired neighboring properties, but the final plat is not available yet because the applicant is still in the

process of combining 6 different parcels into one single lot.

One of these parcels is not industrial, which is why the City is requesting to change the zoning to I2. This proposal is consistent with the comprehensive plan for the area.

The applicant is looking to change the Highway 12 access to be truck access only. It will help better circulate trucks through the property. It will not conflict with adjacent land use and it will be consistent with the zoning.

City staff is recommending approval of application submission.

In the past there was a water service moved from 7th Street without any easement. This water service will be completely eliminated and a new water source will be added to the building to be connected with DMU.

Proposed addition meets all required setbacks and is compliant with required measurements. It will be made out of acceptable materials. By code, the facility is required to have 52 parking spaces. The code allows us a provision to alter this number provided that the business proves that they are not needed.

The driveway is 4% grade, which is fairly steep and not a positive trait. City staff does not believe proof of parking is needed because the truck driveway will be conducive to maintaining a proper amount of parking spots.

Larry asked if the driveway will be entrance only. Al replied yes, and that the exit will be coming out to 7th street.

Jon asked if the driveway needed to be altered somewhat to make it more obvious that it is entry only. Al responded that he could look into it, but also that the City engineer approves of it and that it needs to be easily accessible from both directions. MnDOT would also need to approve it.

Al noted that utility connections have been addressed. There is not much green space, so the applicant must demonstrate ability for snow storage. Staff would like some screening in elevated areas, but it may be only in the parking lot. Staff also wants to see more landscaping to prevent people from using it as a short cut and to reduce visibility to the parking lot, perhaps using some deciduous trees. There is no exterior trash enclosure, so it will be stored indoors. Lighting meets code.

City staff is recommending approval of rezoning and submission of the final application as well as approval of site plan.

Jon Krieg opened the floor for the public hearing.

Jo Reinhart, owner of Industrial Louvers, came up to the podium and noted that they have talked about trash storage with the city and that they will be doing an enclosure around it.

Al asked if she had any issues with adding more screening, and she replied that she did not.

After three calls for public comment, Larry made a motion to close the hearing and was seconded by Steve; motion carried.

Jeremy then made the comment that he was abstaining from the vote because the company he works for is part of the development team.

Al recommended that trash storage be added to site plan. Larry then asked if there was a problem with managing the water line, to which Al replied no.

Larry made a motion to recommend approval of the rezoning, subdivision, and site plan. Angela seconded, and the motion carried.

6. New Business

7. Old Business

8. Updates and Future Land use Development Applications

9. Compliance with Comprehensive Plan

10. Other Business

11. Adjournment

Steve made a motion to adjourn and was seconded by Jeremy; motion carried and the meeting adjourned at 7:56.