

**MINUTES
CITY OF DELANO
Planning Commission
Monday, April 10, 2017
7:00 PM**

1. Call to Order

2. Roll Call

Present:

Larry Bartels
Jeff Demules
Angela Kaltoff
Jon Krieg
Jeremy Clarke
Steve Williams
Nat Malen

Also Present:

Steve Gritman, present for Alan Brixius
Holly Schrupp, City Council
Makenzie Krause, Recorder

3. Election of Officers

- A. Chairman: Larry nominated Jon for chairman and was seconded by Jeff; motion carries.
- B. Vice Chair: Steve nominated Larry for vice chair and was seconded by Larry; motion carries.
- C. Secretary: Larry nominated Steve for secretary and was seconded by Jeff; motion carries.

4. Approval of Agenda

Larry made a motion to approve the agenda and was seconded by Steve; motion carries.

5. Minutes

- A. Minutes of the Delano Planning Commission meeting of Monday, March 13, 2017.

Jon made a motion to approve the minutes of the Delano Planning Commission meeting on Monday, March 13, 2017. He was seconded by Jeff and the motion carried.

6. Public Hearing

- A. Consider a zoning text amendment related to expanding the amount of outdoor dining accessory to food and drink service establishments allowed by conditional use permit in the City of Delano. Attachment: Ordinance

Steve Grittman, Al Brixius's associate led the discussion on the amendment. He noted that the proposed zoning amendment would alter dining allotments in B2, B3, and B4 districts. The amendment proposes to change the allotted outdoor dining space from 30% of the indoor dining area to 40% of the restaurant as a whole. The intent is to accommodate requests by restaurants looking to expand their outdoor dining. It is allowed by conditional use permits. Staff had some discussions about the proposed changes and realized that this change adds another threshold that would allow restaurants to go beyond 40% if they meet certain conditions.

There are two components to the amendment: going from 30% of the indoor dining area to 40% of the restaurant area, as well as the option of going beyond the 40%. Staff believes that these components are consistent with neighboring communities. The conditional use permit process would be the recommended route because it would give the commission more control in determining whether a restaurant could expand its outdoor dining area beyond 40% of the restaurant area.

Jon asked if going from 30% to 40% was a big jump. He also inquired as to how the 40% number was achieved.

Steve Grittman replied that it resulted from staff discussions as well as restaurant requests. It wasn't so much science as it was responding to requests.

Nat asked for clarification on the percentages because he believed that this change could potentially limit restaurants more than help them. Steve Grittman replied that, typically about half of any restaurant space is devoted to customers, while the other half devoted to storage, kitchen, etc., so by doing 40%, a restaurant could potentially have the outdoor space take up nearly half of the space.

Larry then noted that the amendment says that it could exceed 40%. Steve responded that the amendment would give the restaurant permission to REQUEST more than 40% so long as they meet requirements. Meeting these requirements would be difficult, and the commission could find multiple reasons for preventing the request.

Jon then commented that it would have to be a rather successful place if a restaurant would try to expand the outdoor seating since it wouldn't be usable 8 months of the year. Steve Grittman agreed and noted that, in other cities, outdoor space can be limited through other means besides the amendment held by Delano. The lack of restrictions in other cities has not been a problem.

Jon then asked about potential issues that could occur with outdoor dining and what this could do in relation to minor alcohol consumption. Steve Grittman replied that the alcohol issue would be going against a state ordinance, and with the way the restaurants are looking to expand, minor alcohol consumption should not be an issue.

Larry made a motion to open the public hearing for comments. Jeff seconded; motion carried.

Jon called three times for public comment, and since there was no public present, he entertained a motion to close. Steve made the motion and was seconded by Angela; motion

carried.

Jon asked the commission members if there were any other comments. Steve Williams asked about the effect on drive-ins, to which Steve Gritman replied that there would be none.

Jeff made a motion to approve amended copy and was seconded by Larry; motion carried.

7. New Business

8. Old Business

9. Updates and Future Land Use Development Applications

10. Compliance with Comprehensive Plan

11. Other Business

12. Adjournment

Jon made a motion to adjourn the meeting and was seconded by Steve; meeting adjourned at 7:20.