

**MINUTES  
CITY OF DELANO  
Planning Commission  
Monday, June 12, 2017  
7:00 PM**

**1. Call to Order**

Meeting was called to order at 7:00pm.

**2. Roll Call**

Present:

Larry Bartels  
Angela Kaltoff  
Jon Krieg  
Steve Williams  
Nat Malen

Not present:

Jeff Demeules  
Jeremy Clarke

Also present:

Al Brixius, City Planner  
Dale Graunke, Council liaison  
Makenzie Krause, Recorder

**3. Approval of Agenda**

A motion to approve the agenda was made by Steve and seconded by Angela; motion carried.

**4. Minutes**

A. Minutes from the May 30, 2017 meeting.

The minutes of the May 30<sup>th</sup>, 2017 meeting were approved on the condition that the word “yet” was changed to “yes.” The motion was made by Jon and seconded by Steve; motion carried.

**5. Public Hearing**

A. Consider request from El Molcajete for an amendment to a conditional use permit to allow an outdoor dining expansion at 45 Babcock Boulevard. Attachments: El Molcajete Exhibits | Outdoor Dining Report.

Al began by informing the Commission that the restaurant wishes to expand its outdoor dining area by 162 square feet, which equates to approximately four dining tables. Previously, the restriction on outdoor dining areas was 30% of the restaurant’s indoor dining space. That

restriction has since been raised to 40% of the restaurant as a whole so long as the restaurants follow specific requirements.

Scott Dornfeld, the City Building Official, will do an inspection to assure that the restaurant is in compliance. El Molcajete is in compliance with ADA requirements. The third requirement needed to expand the outdoor dining space is in regards to parking. In order to expand, the restaurant needs 30 available parking spaces. Given that the outdoor dining is seasonal, the City believes that the current parking spaces available are ample for the site. Instead of putting the parking burden on the restaurant, the City asking to allow the expansion with the current parking availability. Should parking become an issue, then the site expansion will be revisited. There are no residential areas nearby, so there is no risk of noise disturbances due to an increase in outdoor dining.

Permitting this expansion is consistent with the City's goal to promote restaurant growth and business in town. With these conditions, city staff recommends approval.

Angela had a question about the parking spaces to the east of the restaurant. The map provided showed painted parking spaces, but the site does not have those lines. Al replied that these parking spaces were drawn by staff so as to demonstrate how many spaces are available.

Jon then recommended that the Commission make it a recommendation that the parking spaces are marked so as to maximize the available parking. Al concurred that the recommendation can be made to Council.

Steve made a motion to open the public hearing and Nat seconded; motion carried.

Jon made three calls for public comment. Hearing none, Larry made a motion to close the public hearing. Angela seconded and the motion carried.

**Jon made a motion to approve the conditional use permit with the parking recommendation.** Larry asked if the parking issue will be revisited if there are complaints. Al replied yes and that the City would keep an ear out for complaints regarding available parking.

**Larry seconded the motion and the motion carried.**

- B. Consider request from Organix to consider annexation and zoning map amendment.  
Attachments: Exhibits and Report.

Al told the Commission that Organix is a subsidiary of Randy's Sanitation. The proposed parcel for annexation is 5.5 acres. Organix is seeking to annex the land to build on it and thus increase its capacity. The site falls within the City's extra-territorial land and is marked for commercial use. The proposed use by Organix is consistent with the City's long-term plan.

The proposed use would impact the wetland in the area, but the City believes that mitigation can be done in the future. Permits will need to be obtained both from the City and the county. The site is proposing to have access off of Highway 12, and this will require a permit from the

state; this permit has not been guaranteed at the current time.

There are no public spaces associated with the area, and all of the area being annexed would be the responsibility of its owner. The site will require a rezoning to I-2 upon the receipt of a building plan.

City Staff recommends the approval along with the conditions outlined on page five. It is believed that the plan is consistent with the City's desire for growth. The City will be utilizing Tax Increment Financing to help with the costs of annexation.

Larry motioned to open the public hearing and was seconded by Angela; motion carried.

Jon asked about how vehicles will be circulated on the site and pointed out that the parking stalls also appear to be lined up in an unusual fashion. Al replied that the plan before the Commission is a very rough draft and that the plan itself is not meant to be discussed tonight. The discussion for this evening is meant to be focused on annexation only.

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

Steve made a comment that a lot of the space that isn't wetland was not being utilized by the plan. It is a concern that wetland will be disturbed when so much space is available to be used. Al replied that the current sketch demonstrates what would facilitate the easiest access between the buildings.

**Larry made a motion to approve the annexation and Angela seconded; after Steve clarified that the zoning was not being changed, the motion carried.**

## 6. New Business

- A. Consider request from Lennar Homes for Highland Ridge 5th Addition. Attachments: Exhibits | Report.

Al pointed out to the Commission that this item is a final plat review, so it is not a public hearing. The addition being discussed tonight is the 5<sup>th</sup> Addition, which was included in the original plans. This area is 11.5 acres, and the building of homes in this area is consistent with the City's goals of expansion. The zoning is R-2, and the lots have average sizes ranging from 1200-1300 square feet, which exceed the sizes permitted in R-2 districts. The current lots in the neighborhood, however, also exceed these sizes, and the lots seeking approval would be consistent with the lots that are currently in the neighborhood.

City staff recommends approval of the final plat provided that the developer respect the engineer's comments. This plan is very straightforward and is consistent with the preliminary plat. There will be no individual lot access to Davidson.

Angela asked about the drainage plan, and the developer commented that there will be a storm water basin that will be proposed. There will also be catch basins at the corners of Niesen as well as in backyards. These basins will drain into an existing pond.

**Steve made a motion to approve the final plat permitted that it be included that there will be no individual lot access to Davidson. Angela seconded; motion carried.**

**7. Old Business**

**8. Updates and Future Land Use Development Applications**

**9. Other Business**

**10. Adjournment**

Jon motioned to adjourn and Steve seconded; meeting adjourned at 7:28pm.