

**MINUTES  
CITY OF DELANO  
Planning Commission  
Monday, June 18, 2018  
5:00 PM**

**1. Call to Order**

Chair Jon Krieg called the meeting to order at 5:00 PM.

**2. Roll Call**

Members present: Larry Bartels, Angela Kalthoff, Jon Krieg, Dan Menk

Members absent: Jeremy Clarke, Jeff Demeules, Nat Malen

Others present: Dale Graunke, City Council Liaison; Alan Brixius, City Planner; Phil Kern, City Administrator

**3. Approval of Agenda**

**Motion by Bartels to approve the agenda, seconded by Kalthoff; motion carried.**

**4. Minutes**

A. Delano Planning Commission minutes of Monday, May 14, 2018

**Motion by Bartels to approve the minutes from the March 12, 2018 meeting, seconded by Krieg; motion carried.**

**5. Public Hearing**

A. Consider application from Randy's Rentals LLC for a building and site plan review and Conditional Use Permit / Planned Unit Development for property located within Delano West Metro Business Park. *Attachments:* Exhibits

Brixius reviewed the details of his May 22, 2018, Planning Report on the request by Randy's Rentals.

**Motion by Bartels to open the public hearing, seconded by Kalthoff; motion carried.**

Krieg called for public comment.

Greg Hayes, Ebert Construction, representative of Randy's Rentals LLC addressed the Commission. Hayes stated that Randy's Environmental Services is in agreement with all conditions with the exception of one item. He stated that the 36-foot wide curb cut requirement would require a turning movement for trucks to cross the centerline of McKinley Parkway when turning into the facility.

Andy Bright, Director of Safety and Risk Management at Randy's Environmental Services, addressed the Commission and stated that the 36-foot wide curb cut requirement would create a safety risk to the City and Randy's Environmental Services.

Brixius stated that he's reviewed the matter with City Engineer Shawn Louwagie and the 36-foot curb cut would work with a flattening of the radius coming into the site.

Hayes stated that the project engineer from Randy's Environmental Services believes the minimum curb cut would be 37-feet even with a change in the radius.

Brixius stated that staff can continue working with the applicant and have an additional recommendation for the City Council.

Bartels asked Krieg as a traffic engineer if he's okay with a 37-foot curb cut. Krieg stated that he thinks this issue can be resolved and would defer to the City Engineer for final decision.

Krieg called again for public comment. Bartels commented that no other members of the public were in attendance.

**Motion by Bartels to close the public hearing, seconded by Krieg; motion carried.**

Bartels asked Brixius if the 40-foot building height requirement was because of fire code. Brixius confirmed that this largely is the basis for the code requirement.

**Motion by Bartels to recommend approval of the application from Randy's Rentals LLC for a building and site plan review and Conditional Use Permit/Planned Unit Development for property located within Delano West Metro Business Park, subject to the terms and conditions outlined in the May 22, 2018, Planners Report and the City Engineer's discretion on the curb cut width. Seconded by Kalthoff; motion carried.**

## **6. New Business**

## **7. Old Business**

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

## **9. Other Business**

Brixius shared that Lennar will likely be coming forward with a replat of the future phases of Highland Ridge, bringing in some variety in lot sizes.

Brixius also shared that a new developer has emerged with the Gerard farm, former Langdon View development area.

## **10. Adjournment**

**Motion by Bartels to adjourn at 5:37 PM, second by Krieg. Motion carried.**