

**MINUTES
CITY OF DELANO
Planning Commission
Monday, September 10, 2018
7:00 PM**

1. Call to Order

Chairman, Jon Krieg, called the regular Planning Commission meeting of Monday, September 10, 2018, to order at 7:00pm.

2. Roll Call

Members Present: Larry Bartels, Jeff Demeules, Angela Kalthoff, Jon Krieg, Jeremy Clarke

Members Absent: Nat Malen and Dan Menk

Also Present: Alan Brixius, City Planner, Dale Graunke, Council Liaison, Paula Bauman, Administrative Services Coordinator

3. Approval of Agenda

Motion by Larry Bartels, seconded by Angela Kalthoff to approve the agenda as submitted; motion carried.

4. Minutes

5. Public Hearing

- A. Consider request from Kwik Trip for a site and building plan review and conditional use permit for property located between Johnson Drive and Babcock Boulevard East. *Attachments:* Exhibits

Kwik Trip Inc. has submitted an application for a building and site plan review and conditional use permits for property located between Johnson Drive and Babcock Boulevard East (U.S. Highway 12). This property is part of the Harvester Ridge PUD and Plat. The proposed site plan is for a Kwik Trip gas station, convenience store, and car wash. This will be the second phase of the Harvester Ridge PUD.

The site is zoned B-2 General Business with the Harvester Ridge PUD overlay. Under the B-2 zoning district, a motor fuel station, and car wash are both conditional uses. A retail business (convenience store) is an allowed use. The site is currently vacant land with approximately 3.02 acres. The site is adjacent to B-2 zoning to the north, west, and east; and R-3 zoning to the south.

The project requires the following:

- A. A building and site plan review and approval for the convenience store.

- B. A conditional use permit to allow the construction of a motor fuel station and car wash in the B-2 district.
- C. An amendment to the Harvester Ridge PUD to allow design flexibilities specific to this site plan.

Based on staff review of the plans submitted on behalf of Kwik Trip dated August 8, 2018, we recommend approval of the site plan subject to the following:

Site Plan

1. The site plan shall be updated to show all existing public and private easement easements, and public and private easements to be established.
2. The site plan should be updated to show Outlot C as a separate parcel.
3. The applicant shall indicate the maximum number of employees that are expected to be onsite at any given time (including shift changes).
4. The applicant responds to the comments and questions of the Engineer's Report dated September 6, 2018.
5. The applicants shall indicate what materials are to be used for the trash enclosure gate.
6. The utility plan shall be updated to show separate potable water, fire suppression water, and sewer into the building.
7. The fire chief shall provide comment as to the location of the propane locker. Further, staff would like clarification if there's intended to be any propane filling on site.
8. In regard to the landscaping plan:
 - a. All turf areas that are disturbed by site grading and building construction must be restored by either sodding or seeding per the submitted plan.
 - b. The applicants agree to a one-year landscaping guarantee.
 - c. The grassy berm on the south side of the property shall be screened from view from the homes to the south using two rows of conifer trees that are six feet in height at the time of planting.
9. The site plan shall be updated to show a crosswalk and sidewalk from the sidewalk on the west side of the private drive to the front of Kwik Trip building.
10. Subject to the recommendations of the City Engineer's Comments of the September 6, 2018 Engineers Technical Memo.
11. No building permit shall be issued until the Harvester Ridge Final plan and PUD/ Development contracts have been approved, signed and recorded.

Conditional Use Permit – Motor Fuel Station. Based on our review of the conditional use permit to allow a motor fuel station in the B-2 zoning district, staff recommends approval of the CUP with the following conditions:

12. A scaled canopy elevation plan shall be submitted to show compliance with canopy height, fascia height and raised pump islands.
13. The applicant shall comply with all lighting requirements as a condition of approval.
14. The canopy signs facing the north and west, and no signs shall be allowed to face the south (toward the residential neighborhood) are approved as a PUD flexibility
15. Public address systems shall not be audible at any property line. Play of music or advertisement from the public address system is prohibited.
16. The sidewalk area around the ice and propane shall maintain a three-foot clearance from

the display to the sidewalk curb.

Conditional Use Permit – Commercial Car Wash. Based on our review of the conditional use permit to allow a commercial car wash in the B-2 zoning district, staff recommends approval of the CUP with the following conditions:

17. The City Engineer shall comment on drainage and dust control related to the car wash facility.

18. The applicant shall install a curtain wall extending 15 feet beyond the car wash on the southwest edge of the south wash bay to reduce noise toward the residential district to the south. Said wall shall be equal to the height of the car wash exit garage doors.

PUD Flexibility. In regard to the PUD flexibilities staff recommends support for the following PUD flexibilities as part of the Harvester Ridge PUD Amendment.

19. Allow for Canopy Signs to be located on the north and west side of the Gas and Diesel canopies. This is flexibility in the number of signs allowed.

20. A reduced side yard setback of 15 feet is appropriate along the east line for the Diesel fuel pump canopy.

21. Allow flexibility in curb cut widths onto the private drive as determined and approved by the city Engineer based on large truck movements into the site.

Larry Bartels questioned why curb cuts are at 32 feet. Alan Brixius explained 32 feet is standard but open to flexibility.

Jon Krieg discussed his concern to the site plan as it relates to the driveways. Mr. Krieg recommended getting rid of the middle opening. Alan Brixius stated he will bring to the City Engineer to review. Mr. Krieg then questioned the driveway and its proximity to Highway 12 questioning how many cars are able to stack. Brixius stated its close to 180 feet; Krieg stated more would be better.

Jon Krieg then discussed ADA requirements for parking and around the building stating if someone is able to walk around the building the area should follow ADA requirements as well.

Motion by Larry Bartels, seconded by Jeff Demeules to open public hearing to consider the request from Kwik Trip for a site and building plan review and conditional use permit for property located between Johnson Drive and Babcock Boulevard East; motion carried.

Wayne Bekkala, 1388 Vixen Lane, approached the Commission to discuss the following: 1. Concern for another gas station in Delano. There are already three and a fourth could potentially put one out of business. How will the City redevelop that site? 2. Excess materials and where they are going. Alan Brixius stated they've asked to stockpile fill on site. 3. Landscaping is six feet tall, Mr. Bekkala asked for taller. Alan Brixius explained the landscape plan stating the trees will be planted on top of a berm. 4. Mr. Bekkala questioned if there will be a noise wall. Brixius stated there is a plan for a masonry wall. This won't take the sound away but will block some noise.

Steve Lohse, 1336 Vixen Lane, shared his concern for the loss of trees. This is a natural barrier

from the housing development to Highway 12. In addition, vehicle lights coming from the new development will shine directly into homes and sweep windows. Mr. Lohse also expressed his concern this will increase the odds of vandalism with a convenience store open twenty-four hours. Mr. Lohse felt a better location for a Kwik Trip would be in the West Metro Business Park.

Mark Ricke, 1308 Vixen Lane, stated his main concern is the owner of Flippin Bills Gas Station who is a local resident. Mr. Ricke stated he felt this will push Flippin Bills out of business and if that happens, where will all the truck traffic go. In addition, Mr. Ricke also expressed concern for the loss of trees and loss of privacy.

Alan Brixius stated when the City of Delano receives a development application, we don't have the base to say no because of local competition. Staff, along with the Planning Commission and City Council are required to review the application to follow the local zoning ordinance.

Cevin Reed, 1324 Vixen Lane, stated his home is directly across the proposed road. Mr. Reed stated he felt this will cause a disruption and he and his neighbors will lose the secluded and neighborhood feeling with the traffic and lights shining into homes. Mr. Reed asked for a copy of the landscape plan and questioned the stacking area for the car wash. Alan Brixius reviewed both the landscape plan and traffic pattern around the car wash. Cevin Reed questioned if the car wash includes audio. Alan Brixius stated Staff is aware of the noise concern and will look into it.

Steve Lohse asked why there has to be a second access on Johnson Drive. Brixius reviewed Johnson Drive is a collector street. A single point of access along Highway 12 is dangerous due to the large site. Mr. Lohse stated he believes this is the wrong business for the location as this will add too much traffic onto Johnson Drive.

A representative from Kwik Trip approached the Commission discussing the site plan stating Kwik Trip prides themselves on being a good neighbor and are willing to work with the engineer as it relates to buffering and landscaping.

Larry Bartels stated the City can legally approve the item based on zoning ordinance; Brixius agreed stated an application cannot be denied based on competition. The site has been zoned B2 since it was annexed into the city. Maple Knoll is zoned residential. Johnson Drive is a heavy-duty street constructed with Cemstone and the industrial park. Increasing traffic volume is fine for this street. Larry Bartels questioned if MnDOT will require a stop light along Highway 12. Brixius discussed the MnDOTs requirements.

The Commission further discussed the double car wash and stacking on site. Alan Brixius stated the engineer can reevaluate on how fast cars move through the area.

Chairman Krieg called for comments three times. No additional comments were heard.

Motion by Larry Bartels, seconded by Jeff Demeules to close the public hearing; motion carried.

Brixius stated based on discussion, Staff will look into a curtain wall extension, stacking onsite for the car wash and outdoor storage.

Motion by Jeff Demuels, seconded by Larry Bartels to approve the request from Kwik Trip for a site and building plan review and conditional use permit for property located between Johnson Drive and Babcock Boulevard East; motion carried.

- 6. New Business**
- 7. Old Business**
- 8. Updates and Future Land Use Development Application**
- 9. Other Business**
- 10. Adjournment**

There being no further business to discuss, the regular meeting of the Delano Planning Commission of Monday, September 10, 2018, was adjourned at 8:10pm.

Signed:
Paula Bauman, Administrative Services Coordinator