



City of Albertville
5959 Main Avenue NE
P. O. Box 9
Albertville, MN 55301
(763) 497-3384

PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 11, 2013

1. **CALL TO ORDER:**
Chair Totman called the meeting or order at 7:00 p.m.
2. **ROLL CALL:**
Commissioners present: Chair Totman, Commissioners Kocon and O'Brien
Commissioners absent: Lindberg and Edgren and Council Liaison Wagner
Staff members present: Alan Brixius and Sue Schwalbe
Other Present/Public: None
3. **APPROVAL OF AGENDA**
Kocon moved, second by O'Brien to approve agenda as submitted.

Motion carried unanimously.
4. **APPROVAL OF MINUTES:**
Kocon moved, second by O'Brien to approve minutes as submitted.

Motion carried unanimously.
5. **PUBLIC HEARINGS**

Consider a Zoning Amendment to Section 1200 of the Albertville Zoning Ordinance prohibiting coal tar-based sealants for use in the construction and/or maintenance of parking lots or driveways in Albertville.

Mr. Brixius presented the Planning Commission with his report for their consideration.

Mr. Brixius stated State and Local agencies do not use coal tar-based sealants; however the product is often used in the private sector for driveways and parking lots. Removal of storm water sediment containing PAH's is costly and the adoption of this Ordinance will assist the City to be consistent with State Statutes and benefit in grant applications.

Commissioner O'Brien inquired as to the enforcement of this Ordinance. Mr. Brixius explained it would be the responsibility of the contractor and or vendor to provide documentation to the City.

Mr. Brixius went on to explain that enforcement is an area of concern and could be used as an educational tool to assist Residents in making good decisions.

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Public Hearing Opened at 7:15 p.m.

Public Hearing Closed at 7:15 p.m.

O'Brien moved, second by Kocon to close public hearing and adopt Zoning Amendment to Section 1200 of the Albertville Zoning Ordinance.

Motion carried unanimously

6. DISCUSSION OF USES FOR 5447 COUNTY ROAD 19.

Mr. Brixius stated this item is for informational and discussion only. The property at 5447 County Road 19 is zoned and guided B-2 commercial legal non-conforming use. The site consists of one residence and one detached outbuilding on 2 acres.

The corridor along Labeaux Avenue NE from Jason Avenue NE to 50th Street NE to Interstate 94 is planned for commercial land use. The 2030 Vision Study lists the goals to maintain current planned commercial land use patterns and zoning and also indicates the City should infill commercial development to ensure proper access, quality site design, and quality architecture. The site access will be an important driver of the commercial development.

The Planning Commissioners concurred with staff to provide to interested parties that the site may be used either as a single family home or converted entirely to commercial uses.

7. DISCUSSION OF POTENTIAL CHURCH SITE

Northwest Bible Church met with staff to discuss potential locations for a church site. Staff indicated approximately 5 acres of land would be needed and a PI (Public Institute) zoning. Staff reviewed costs that would be incurred including but not limited to land development review, SAC, WAC, utility connections, etc. Staff will continue to meet with church representatives.

8. UPDATE ON DEVELOPMENT APPLICATION

Mr. Brixius spoke briefly to update the Commission on the Guardian Angels project. Discussing zoning, plat review, site plan review and Tax Increment Financing. Also a short discussion of the Kassel Avenue NE and 50th Street NE improvements.

9. ADJOURNMENT

O'Brien moved, second by Kocon for adjournment.

Sue Schwalbe, Recording Secretary