



**PLANNING and ZONING COMMISSION
MINUTES
December 11, 2012**

1. CALL TO ORDER

Chair Kocon called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioners Kocon, Lindberg, Olson, Totman, were present. Council representative Dan Wagner was present. Commissioner Edgren was absent.

Staff member present: City Planner Alan Brixius.

3. APPROVAL OF AGENDA: The agenda was approved as submitted.

4. APPROVAL OF MINUTES: September 11, 2011

Planning and Zoning Commission meeting minutes were reviewed. Chair Kocon noted that the minutes note Commissioner Lindberg was absent, while she attended the meeting. He asked that the minutes be corrected to represent that Commissioner Lindberg was present for the September 11, 2012 meeting.

Olson moved, seconded by Totman to approve the September 11, 2011 minutes. Motion carried unanimously.

5. PUBLIC HEARINGS:

AMENDMENT TO THE ASHLEY FURNITURE PUD/COMPREHENSIVE SIGN PLAN

Chair Kocon opened the public hearing to consider the Ashley Furniture PUD/Comprehensive Sign Plan. City Planner Brixius presented the December 5, 2012 planning report that analyzed the Comprehensive Sign Plan amendment request as follows:

Ashley Furniture was constructed in 2001 on Outlots B and C of the Outlets of Albertville, and is part of the larger Albertville Premium Outlet Mall planned unit development (PUD) that was established in 1999. The lot is unique in that it is visible from I-94 and County Road 19, though it is accessed via a private road and has not public street frontage. In 2002, the City approved a PUD Comprehensive Sign Plan for Ashley Furniture, including a north façade wall sign (114 square feet) and name plat sign (1 square foot), a south façade wall sign (319 square feet), and a

City of Albertville
Planning & Zoning Commission Minutes
December 11, 2012

ground sign (64 square feet); all of these wall signs fell below the 15% of wall façade sign area limit.

With the opening of the I-94 C-D road and the exit ramp at County Road 19, Ashley Furniture decided to pursue an amendment to their PUD Comprehensive Sign Plan permit to request additional signage to give the site exposure to the traffic at the exit ramp. They would like an expanded wall sign for the north façade (238.6 square feet or 3% of the north wall façade), to move the existing north façade wall sign to the east building façade (114 square feet or 4.1% of the east wall façade), and to add a new manual changeable copy sign on the east wall (200 square feet).

The Ashley Furniture store is a single occupancy building and under standard regulations, it would be allowed two wall signs per street frontage, not to exceed 15% of the building walls fronting on the public right-of-ways. As described, the store doesn't front on a public right-of-way, but as described in the planning report dated December 5, 2012, planning staff believes that the number and location of the requested signs are reasonable based on the property's unique circumstances, the size of the building, and the limited sign areas being requested. Planning staff recommended approval of all requested signs for the updated PUD Comprehensive Sign Plan permit. Once approved, the sign permit will allow:

South Wall – Wall Sign (Existing)	319.0 square feet
North Wall – Wall Sign (New)	238.6 square feet
East Wall – Wall Signs (New)	114.0 square feet
East Wall – Changeable Copy Sign (New)	200.0 square feet

Staff recommended approval of the Comprehensive Sign Plan amendment based on the findings and conditions of the December 5, 2012 planning report.

Chair Kocon opened the public hearing to public comment.

Joe Fisher of Ashley Furniture explained that the new signs on the east sign of the building were intended to provide a business identity to traffic at the new I-94/County Road 19 ramp and to provide a changeable copy sign to advertise sale events.

Olson moved to close the public hearing, seconded by Totman. Motion carried unanimously.

Lindberg moved, seconded by Olson to recommend approval of the Ashley Furniture PUD/Comprehensive Sign Plan based on the materials and conditions of approval outlined in the December 5, 2012 planning report. Motion carried unanimously.

ADOPTION OF CENTRAL PARK MASTER PLAN

Chair Kocon opened the public hearing to consider the adoption of the Central Park Master Plan report dated November 21, 2012.

City of Albertville
Planning & Zoning Commission Minutes
December 11, 2012

Planner Brixius presented the Central Park Master Plan emphasizing the following elements:

1. The plan includes the expansion of the Albertville Ice Arena with a variety of options to provide required parking.
2. The east end of the park, off of Main Avenue, emphasized the following features:
 - a. The park design is intended to be attractive and flexible in accommodating community events such as Friendly city Days, Music in the Park, and Lion's Farmers Market. The plan intends to maintain and enhance the events at this location.
 - b. Establish a pronounced and attractive park entrance from Main Avenue. This entrance is intended to improve the appearance of both the park and Main Avenue streetscape.
 - c. Soften the appearance of the Burlington Northern railway.
 - d. Provide attractive and functional parking for park events.
3. Entrances/Trails. The master plan intends to establish recognizable park entrances at Main Avenue, Lander Avenue, 57th Street, and the Ice Arena parking lot. The entrance will be connected by a trail system to provide both access and recreational walking.
4. Playground area has a nice location on the east side of the park, shaded by mature trees. The area is intended to be maintained. Annual assessment will be conducted to determine if equipment is in need of repair or replacement. A splash park is identified as a future improvement at the north side of the playground area.
5. Sliding Hill. The plan identifies a location at the west side of Central Park for the creation of a sliding hill.

Planner Brixius also presented the concept plan for the north community playfields. He indicated that the concept provided a spatial analysis that is intended to illustrate how the site may be used for alternative sports facilities (i.e., baseball, softball, or soccer/lacrosse). The design flexibility is critical in light of the City not decided if this site will be used as a playfield or has alternative land uses in the future. The north community playfield emphasizes the following components:

- Design Flexibility
- Baseball Facility with Bleachers and Concessions
- Proper Park Access and Parking
- Integration with City Trail System
- Provision of a Playground Area
- Retention of the Compost Site

City of Albertville
Planning & Zoning Commission Minutes
December 11, 2012

In summary, Planner Brixius explained that the Central Park Master Plan provides a design concept for future improvements. This document is intended to give the Park Committee and City Council a tool for evaluating future parks improvements, budgeting, and capital improvements.

At the conclusion of the presentation, Chair Kocon asked for public comment. There was no public comment.

Totman moved, seconded by Olson to approve the Central Park Master Plan study dated November 21, 2012 as part of the City's Parks and Trails Plan. Motion carried unanimously.

6. OTHER BUSINESS

There was no further business.

7. ADJOURN

Olson moved, seconded by Totman to adjourn the meeting at 8:15 p.m. Motion carried unanimously.

Alan Brixius, Acting Recording Secretary