



**PLANNING AND ZONING COMMISSION  
APPROVED MINUTES  
July 10, 2012**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Commissioners Olson, Edgren, Kocon, Totman, and Lindberg were present. Absent Council Member Wagner.

Staff members present: Alan Brixius

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

**4. APPROVAL OF MINUTES:** May 8, 2012 and June 12, 2012 minutes from the Joint Planning and Zoning Commission and City Council workshop.

**Olson moved, second by Totman to approve minutes. Motion carried unanimously.**

**5. PUBLIC HEARINGS:**

**CENTER CUT MEATS, 11646 BARTHEL INDUSTRIAL DRIVE IN ALBERTVILLE, MN TO CONSIDER A VARIANCE FOR SIGN AREA AND HEIGHT FOR A FREESTANDING SIGN**

City Planner Brixius presented the variance request and analysis from the July 3, 2012 planning report. The applicant was requesting a 128 square foot sign area and a sign 16 feet in height. The property is allowed two freestanding signs due to the site's shared boundaries with I-94 right-of-way. The second freestanding sign, however, is limited to 60 square feet and a 12 foot height by district standards. As such, the variance is requested. Planner Brixius cited the following findings in support of the variance request:

1. The site has an irregular shape which is set at a lower grade to the I-94 freeway, complicating sight lines.
2. Poor site visibility complicates attracting customers to the site.
3. The variance would represent a reasonable use of the site and the variance is necessary to overcome practical difficulties unique to this property.

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Based on the aforementioned findings, City staff recommended approval of the sign variance with conditions outlined in the July 3, 2012 planning report.

Chair Kocon opened the public hearing at 7:10 p.m.

The Commission discussed the issue. Chair Kocon asked the applicant, Gary Lies, if the sign is obstructed by traffic control signs along Industrial Drive. Mr. Lies felt the sign would be adequate to address his needs.

No public comments were offered.

Motion to close the public hearing by Lindberg at 7:25 p.m., seconded by Olson and passed unanimously.

**Motion by Lindberg, second by Olson to recommend approval of the variance request for Center Cut Meats sign area and sign height subject to the conditions of the July 3, 2012 planning report. Motion carried unanimously.**

**ZONING AMENDMENT TO SECTION 4600 (I-1 DISTRICT) AND SECTION 4700 (I-2 DISTRICT)  
REPEALING THE MAXIMUM BUILDING COVERAGE ON A LOT**

City Planner Brixius presented the proposed zoning text amendment that will repeal the maximum building coverage per lot in both the I-1 and I-2 Zoning Districts. City staff reviewed the zoning provisions and determined that the maximum building coverage standard works against the City's goal to promote the in-place expansion of local industries and economic development. City staff recommended approval of the proposed text amendment.

Chair Kocon opened the public hearing at 7:30 p.m.

Commissioner Lindberg was concerned that without the building coverage standard that development may overwhelm the specific site. Planner Brixius outlined that the maximum building coverage serves little purpose in that the City has the following standards to prevent over building an individual lot:

- Maximum industrial lot coverage of 85 percent.
- Stormwater regulations.
- Setback standards.
- Parking standards.
- Landscape standards.

Motion to close the public hearing by Olson, seconded by Totman and passed unanimously.

**Motion by Olson, second by Edgren to recommend approval of the zoning text amendment per the findings of the July 3, 2012 planning report. Motion carried unanimously.**

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**6. OTHER BUSINESS**

Planner Brixius presented the goals and policies of the Albertville Vision Study. These goals and policies represent the findings and directives of the Council/Planning and Zoning Commission workshop. With the Planning and Zoning Commission's permission, Planner Brixius will bring the goals and policies to public hearing at the August 2012 Planning and Zoning Commission meeting. The Commission agreed this was an acceptable schedule.

**7. ADJOURN**

**Edgren moved, second by Lindberg to adjourn the meeting at 7:50 p.m. Motion carried unanimously.**

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Alan Brixius, Acting Recording Secretary