



City of Albertville
5959 Main Avenue NE
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(763) 497-3384

PLANNING AND ZONING COMMISSION MINUTES

February 12, 2013

1. CALL TO ORDER:

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

2. ROLL CALL:

Commissioners present: Chair Kocon, Totman, Lindberg and Edgren.

Staff members present: Alan Brixius

Others Present: Thomas Stephenson representing Fraser Steel and Dennis Cournelius representing Fraser Steel.

3. APPROVAL OF AGENDA:

The agenda was approved as submitted adding item 4A: Tax Increment Financing Recommendation and Item 4B: Appointment of Officers

4. APPROVAL OF MINUTES:

The December 11, 2012 minutes were approved as submitted

Totman moved, second by Lindberg to approved minutes as submitted.

Motion carried unanimously.

5. PUBLIC HEARINGS :

Consideration of Approval of Fraser Precision Tubular Parts Building a 24,500 square foot Industrial building expansion at 11915 53rd Street NE.

Mr. Brixius presented the February 7, 2013 planning report for the Fraser Steel building expansion citing the following:

- A. The Fraser Steel expansion was consistent with the Albertville Comprehensive Plan and economic development goals.

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- B. The site is zoned I-1, Limited Industrial. The proposed use is allowed within this zoning district.
- C. The proposed building met all the I-1 District setbacks and lot standards.
- D. The applicant is requesting flexibility from the City's required amount of parking by Code, citing that their company was highly mechanized and 70% of the floor space is occupied by machines.
- E. Mr. Brixius discussed issues of lighting, on-site loading, landscaping, wetlands, and signage.

At the conclusion of his presentation, Mr. Brixius recommended approval of the Fraser Steel site and building plans with the conditions outlined on pages 9 and 10 of the February 7, 2013 planning report and February 6, 2013 engineer's memo.

Chair Kocon opened Public Hearing to consider the approval of Fraser Precision Tubular Parts constructing a 24,500 square foot industrial building expansion at 11915 53rd Street NE.

Thomas Stephensen, of Fraser Steel, addressed the Commission by thanking them for their consideration of the project. Stephensen stated the additional space will provide more jobs for the community and aid in the growth of the company. Fraser Steel, a family owned and operated company, began in 1990; in 1996 added an addition and now would like to add another addition. Stephensen stated manufacturing runs 24-7 and they have invested much into high technology robotics to increase volume. Stephensen also stated with the use of lasers to cut the materials that there are no chemicals, etc stored on-site. The only outdoor storage will be in the dumpsters and recycle dumpsters. Stephensen then thanked the Commission for their time.

As no other comments from public, Chair Kocon closed the public hearing.

Motion by Lindberg second by Edgren to approve the Fraser Precision Tubular Parts building addition of 24,500 square foot building expansion at 11915 53rd Street NE. less item 4C in the City Planners review.

Motion carried unanimously.

4A Tax Increment Financing Recommendation:

Motion by Totman second by Lindberg to recommend Tax Increment Financing consistent with the Comprehensive Plan as this area is identified in the Vision Statement as this area is inclusive as an industrial manufacturing area.

4B Appointment of Officers:

Chair Kocon nominated Totman and Totman accepted nomination of Chair.

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Motion carried **unanimously**.

Chair Kocon nominated Edgren as vice chair.

Motion carried unanimously.

Chair Kocon motioned second by Lindberg to adjourn meeting at 7:35 p.m.

Motion carried unanimously.

Sue Schwalbe, Recording Secretary