



City of Albertville
5959 Main Avenue NE
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Albertville, MN 55301
(763) 497-3384

PLANNING AND ZONING COMMISSION MEETING

TUESDAY JULY 9, 2013

1. CALL TO ORDER:

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

2. ROLL CALL:

Commissions present: Chair Totman, Commissioners Kocon, O'Brien, Edgren and Lindberg and Council Liaison Wagner

Staff members present: Alan Brixius and Sue Schwalbe

3. APPROVAL OF AGENDA

Kocon moved, second by Lindberg to approve agenda as submitted.

Motion carried unanimously.

4. APPROVAL OF MINUTES

Lindberg moved, second by Kocon to approve minutes as submitted.

Motion carried unanimously.

5. PUBLIC HEARINGS

- a. Consider request from Guardian Angels of Elk River Inc., Evans Park Inc. for review of a Comprehensive Land use Plan Amendment, Rezoning from R-1A to R-7/PUD, Preliminary and Final Plan, and site Building Plan review for a 60 unit senior housing complex at the southwest corner of Kassel Avenue NE and County Road 18 in Albertville.

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

Mr. Brixius stated the proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

The proposed use is or will be compatible with the present and future land uses of the area. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity. Traffic generation by the proposed use is within the capabilities of streets serving the property. Staff recommended approval based on the findings of the July 3, 2013 NAC planning report with the conditions outlined within the planning report and subject to the City Engineer's review and recommendations.

Chair Totman than opened the Public Hearing at 7:40 p.m.

Dan Dixon, President and CEO of Guardian Angels gave an overview of the project.

Commissioner Kocon questioned the traffic amount getting onto Jason Lane NE. Brixius stated a turn lane will be constructed.

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Jeremy Carlson, 10698 49th Street NE, voiced concerns with drainage and the lighting on the service road.

Brixius explained the drainage plan and the landscaping plan and suggested that Mr. Carlson may wish to contact the City Engineer directly on any specific grading and drainage issues that may affect his lot.

Lindberg motion second by O'Brien to close public hearing.
Motion carried unanimously.

Lindberg motion second by Kocon to approve the Guardian Angels of Elk River Inc/Evans Park Comprehensive Land use Plan Amendment to change the land use designation from low density residential to high density residential.

Motion carried unanimously.

Lindberg motion second by O'Brien to approve rezoning of the property from R-1A to R-7/PUD, Residential Special Purpose, High Density District/Planned Unit Development District subject to the Planned Unit Development rezoning conditions outlined within the NAC planning report dated July 3, 2013.

Motion carried unanimously.

Lindberg motion second by Kocon to approve the Preliminary Plat, Final Plat, and site and Building Review for a 60 unit senior housing complex at the southwest corner of Kassel Avenue NE and County Road 18 subject to the preliminary and final plat condition outlined on within the NAC planning report dated July 3, 2013 and subject to the review and recommendations of the city engineer.

Motion carried unanimously.

Lindberg motion second by Kocon to approve R-7 Planned Unit Development site and building plan review subject to the site and building plan review conditions outlined within the NAC planning report dated July 3 2013 and subject to the review and recommendations of the city engineer.

Motion carried unanimously.

- b. Federated Coop Inc. request for a Preliminary and Final Plat and a Rezoning to B-3/PUD zoning to allow agri-business use and PUD design flexibility on the parcel located at 11229 60th Avenue NE.

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

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Mike Meelberg, Operations Manager of Federated Coop stated business is growing and this is their opportunity to expand and upgrade the plant and bring to code. The lots exceed the B-3 district.

Chair Totman opened the public hearing at 8:00 p.m.

Kocon motion second by O'Brien to close the public hearing. Motion carried unanimously.

O'Brien motion second by Kocon to approve Federated Coop Inc Preliminary and Final Plat and rezoning to B-3/PUD and site and building plan review subject to the conditions outlined with the NAC planning report dated July 3, 2013.

Motion carried unanimously.

- c. Consider amendment to Section 1000.5.C, Section 1000.5D and Section 1000.6G of the Albertville Zoning Ordinance pertaining to fence heights around above-ground pools and fence heights for front yard fences.

Mr. Brixius presented the Planning Commission with his report.

Chairman Totman opened the public hearing at 815 p.m.

Kocon stated this change will bring Albertville's Ordinance more standard with other cities.

O'Brien motion Lindberg second to close public hearing.

O'Brien motion Kocon second to approve amendment to Section 1000.5.C, Section 1000.5D and Section 1000.6.G pertaining to fence heights around above-ground pool and fence height for front yards.

OTHER BUSINESS

- a. Consider a resolution finding for the use of tax increment financing in the development of Engel Haus Guardian Angels senior housing project is consistent with the Albertville Comprehensive Plan.

Resolution to use T.I.F.

Lindberg motion Kocon second to approve the Tax Increment Financing resolution.

O'Brien motion Kocon second to adjourn meeting at 8:30 p.m.

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Sue Schwalbe, Recording Secretary