



ALBERTVILLE PLANNING COMMISSION

Tuesday, July 14, 2015

APPROVED MINUTES

ALBERTVILLE CITY HALL

7:00 PM

1. CALL TO ORDER – ROLL CALL – ADOPT AGENDA

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

Olson conducted roll call.

Present: Chair Klecker and Commissioners Mark Barthel, Jeremy Dominick (7:06 p.m.) and Dale Edgren.

Absent: Commissioner Lindberg

Others Present: City Planner Alan Brixius, City Clerk Kimberly Olson, and Mike Huey

Motioned by Barthel, seconded by Edgren, to approve the agenda as presented. Ayes: Klecker, Barthel, and Edgren. Nays: None. Absent: Dominick and Edgren. MOTION DECLARED CARRIED.

2. MINUTES

Motioned by Edgren, seconded by Klecker, to approve the June 9, 2015 Planning Commission meeting minutes. Ayes: Klecker, Barthel, and Edgren. Nays: None. Absent: Dominick and Lindberg. MOTION DECLARED CARRIED.

3. PUBLIC HEARINGS

A. Public Hearing to Consider a Request by Mike Huey for a Conditional Use Permit to Relocate a Single Family Home from Plymouth, MN to a Parcel Located at 4801 CSAH 19 in Albertville (PID 101500111101)

Mike Huey, P.O. Box 1212, Maple Grove, was present at the meeting.

Brixius reported the applicant has applied for a Conditional Use Permit to relocate a single family home to a lot in the extreme southern portion of Albertville from the City of Plymouth. The applicant is also requesting an administrative permit for an attached garage that is larger than 1,000

square feet in floor area. The Albertville property is zoned A-1, Agricultural Rural, and is a vacant lot.

Brixius stated the single family home must meet certain performance standards. Dominick arrived at 7:06 p.m.

Barthel inquired if there is sufficient room for the driveway. Brixius replied the lot will meet all setbacks and is of sufficient depth. He stated there is a designated wetland area on the lot and therefore does not need to meet shore land requirements. Brixius reported the applicant is intending to move the first floor and above. He also stated the home will exceed the standards of other lots in the area.

Huey stated that the home must be appraised at a certain amount in order for his financing to work. He stated that he was originally hoping to move the home on July 23 between midnight and 5:00 a.m. to avoid the majority of traffic, but the date has now been pushed back into August.

Dominick inquired how the home would be moved and Huey replied it would be moved by professional home movers and would be moved in sections. Brixius replied the route must be approved by the City Engineer. Huey stated the basement will not be moved.

Brixius stated that the administrative permit for the garage is because the floor area is twelve feet larger than the 1,000 square foot standard. Brixius stated the relocation will have significant impact on turf and landscaping and he recommends the applicant restore the turf and landscaping of the lot.

Brixius stated that the driveway access is established and the applicant will have to work with Wright County for an access permit.

Brixius indicated that Albertville will be unable to provide utility service to the property, but the City of St. Michael has agreed to install sewer and water connections. However, the applicant will be responsible for all costs and fees associated with the extension of the utility service. Both Albertville and St. Michael would need to enter an agreement outlining the arrangement and ensuring reimbursement and payment of user fees to the City of St. Michael.

Brixius stated this would be a good use of the lot as the parcel was very difficult to try to subdivide.

Hudson inquired about requiring the applicant to provide at least one shade tree. Brixius replied that is a requirement outlined in the City Code for single family homes. Huey indicated he already has a site plan that includes several maple trees.

Barthel inquired about the retention pond and Brixius replied it is maintained as a regional pond.

Klecker felt it would be a great improvement to the site.

Huey stated that he will find out about the appraisal and financing on July 17. Brixius reported they originally planned to bring the application to the July 20 City Council meeting, but they will postpone it to August 3.

Barthel inquired of the applicant if the house was up to building code, such as electrical, etc. Huey replied it was a fairly new house and is a high end product. He believes it is up to code and Brixius reported that is a condition of the CUP.

Klecker opened the public hearing. There were no comments.

Motioned by Barthel, seconded by Dominick, to the close the public hearing. Ayes: Klecker, Barthel, Dominick, and Edgren. Nays: None. Absent: Lindberg. MOTION DECLARED CARRIED.

Motioned by Dominick, seconded by Edgren, to recommend approval of the administrative accessory building size and location and approval of the Conditional Use Permit to relocate a single family home to a parcel located at 4801 CSAH 19 in Albertville, PID 101500111101 subject to the conditions outlined in the July 9, 2015 planning report. Ayes: Klecker, Barthel, Dominick, and Edgren. Nays: None. Absent: Lindberg. MOTION DECLARED CARRIED.

4. OTHER BUSINESS

A. Discuss the Need for Sign Regulations Update

Brixius reported that City Administrator Nafstad had asked staff to re-evaluate the sign code to make it easier to understand and follow. Brixius stated that the format of the current sign is difficult to follow and could use a cleaner outline and structure.

Brixius stated the following issues may need to be addressed:

- Can areas of comprehensive sign plans be used for other areas in Albertville?
- What are the sign needs for the local businesses?
- Address advertising devices, i.e. billboards.
- What will the review process look like?
- Is the Planning Commission willing to move forward with this review and take on the task of restructuring the sign code?

Klecker had concerns regarding billboards and their use in Albertville.

Brixius stated that staff has recently discussed sign needs for the Country Inn and Suites.

Barthel would like to review signs mounted on vehicles and trailers as well as dynamic signs. He wants to be sure they are kept toned down.

Klecker was concerned with allowing too many signs and not being able to see the buildings due to the amount of signs.

Brixius stated they have come a long way with the quality and look of dynamic signs.

Brixius stated there is some case law staff would need to review regarding content neutral signage. Brixius proposed holding Planning Commission and City Council work sessions to review the re-organized sign code and any draft revisions. He stated he would bring forward costs for the sign code review for Council approval at their next meeting.

5. ADJOURNMENT

Motioned by Barthel, seconded by Edgren, to adjourn the meeting at 7:52 p.m. Ayes: Klecker, Barthel, Dominick, and Edgren. Nays: None. Absent: Lindberg. MOTION DECLARED CARRIED.

Respectfully submitted,

Kimberly A. Olson, City Clerk