



ALBERTVILLE PLANNING COMMISSION

Tuesday, August 11, 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.

Brixius conducted roll call.

Present: Chair Klecker and Commissioners Dominick and Lindberg

Absent: Commissioners Barthel and Edgren

Others Present: City Planner Alan Brixius

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

2. MINUTES

Motioned by Dominick, seconded by Klecker, to approve the July 14, 2015 Planning Commission meeting minutes as presented. Ayes: Klecker, Dominick, and Lindberg. Nays: None. Absent: Barthel and Edgren. MOTION DECLARED CARRIED.

3. PUBLIC HEARINGS

A. Public Hearing to Consider an Amendment to Reduce Setbacks for Side Yards Abutting the Street in the R-1A and R-2 Zoning Districts from Thirty (30) Feet to Twenty (20) Feet

Klecker opened the public hearing.

Brixius stated there is a request from Brad and Meghan Lawlinger to reduce the side yard setbacks for properties abutting a street. They would like to build a larger garage but are limited by the thirty foot setback and in order to accommodate the request, the setback would need to be at twenty. He reported that staff reviewed the request and felt it would not impact public utilities or negatively impact nearby properties.

Brixius stated that in the R-1 and R-3 zoning districts, the side yard setback is twenty feet. The intent of the side yard setback is to maintain low density single family development and staff felt that if the twenty yard side yard is suitable in other residential zoning districts, it would also be appropriate in the R-1A and R-2 districts. Staff also felt this amendment would allow additional property owners to reinvest in their lots. This is also consistent with the goals outlined in the 2012 Visioning Study.

Klecker inquired how the amendment would affect fence placement. Brixius stated that front and side yard fences can be no higher than four feet. Brixius indicated there would be no impact to traffic.

Lindberg inquired about the size of the current garage. Brixius stated they would need to comply with the 1,000 square feet limit. Lawinger (Brad) indicated it is currently a three car garage.

Lawinger stated he has looked at other options for additional space and this seems to be the best option to fit his needs.

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

Motioned by Dominick, seconded by Klecker, to recommend approval to the City Council to reduce setbacks for side yards abutting the street in the R-1A and R-2 Zoning Districts from thirty (30) feet to twenty (20) feet. Ayes: Klecker, Dominick, and Lindberg. Nays: None. Absent: Barthel and Edgren. MOTION DECLARED CARRIED.

3. OTHER BUSINESS

A. Finken Water Request

Brixius reported that Finken would like to display for sale six to ten high quality storage sheds at the property north of the Shoppes of Prairie Run. He stated this item was previously brought to a City Council meeting to see if this is an option the Council was willing to consider and the Council asked for the Planning Commission to review the request and give their feedback to the Council. Brixius reported that sales of the sheds would occur inside of the current space occupied by Finken Water in the shopping center. He stated the current zoning of the property is B-2 Neighborhood Business and does not allow outdoor sales lots. Sheds do not qualify under the current definition of temporary outdoor seasonal sales.

Brixius stated items for discussion are as follows:

- Is this an appropriate use of the site?
- Should the definition of temporary outdoor seasonal sales be expanded to include sheds?
- Should sales be allowed on vacant properties? And if so, how should they be regulated?

Brixius stated that temporary seasonal sales currently must be on developed lots, cannot be in the right-of-way, cannot be located on a landscaped surface and must be on an asphalt or concrete

surface. He stated that allowing temporary seasonal sales on vacant lots may impact other vacant lots along CSAH 19.

Brixius stated the Commission should consider performance standards such as surfacing, size, and parking. He reported that the area does have an established curb cut and access to the location. Brixius stated that maintenance may also need to be addressed.

Dominick inquired what the hard surfacing requirements would be for Finken. Brixius stated that if held to the current performance standards, Finken would need to pave the sales area. He stated they would want to ensure that patrons are not walking through mud or brush. An option would be to place crushed rock instead.

Klecker inquired if temporary seasonal sales would specifically list sheds and what would happen if the type of sales changed. He also had concerns that temporary sales would become permanent. Brixius replied through the temporary seasonal sales permitting process, they are limited to two (2), sixty (60) day permits in a year. Dominick stated that would allow 120 days of sales and he felt sheds could be sold for a longer period of time. Brixius stated that Finken would like to sell from April to October which is a longer time period than is currently allowed.

Brixius indicated they could add this use as an interim use within the district and provide a sunset date or they could keep it as part of the temporary seasonal sales permitting process which would allow the City to monitor performance standards and provides an expiration date. Hudson inquired if they could expand the definition of temporary seasonal sales to accommodate sheds and then review the permit every sixty (60) days thereby eliminating the restriction of only two (2) permits per year. He stated that it could lead to perpetual sales, but also the City recourse if the sales become an issue. Klecker felt this could lead to issues. Dominick stated the permit could be discretionary. Brixius felt that it is best to have criteria that must be met in order to receive the permit. Discretionary decisions to withhold a permit would not be recommended as there is no standard to hold the applicant to.

Brixius stated that it seems the Commission is open to sales on vacant lots and this would allow Finken to have an interim business use on the property as they wait for it to develop. He stated they can allow the use also through a conditional use permit that would allow the use for a number of years. He stated there may be concerns if there are other requests that do not have an onsite landlord.

Lindberg inquired how many vacant properties would be affected if they were to change the current definitions or standards. Brixius stated that it could possibly affect a handful of vacant B-2 properties and the B-2A, which is north of the freeway.

Hudson felt there wasn't much in the way of opposition to the request from the City Council's comments at the last meeting. However, he felt there are property owners who wish to utilize their property and the only thing standing in the way is the City. Brixius stated that the Finken site is unique as they have a paved parking lot and an on-site sales office and that it would be nice to find a solution for the Finken request before opening up the opportunity to the remainder of the community.

The Commission discussed possible requirements future applicants must meet to make sure their site stays attractive and up to standard. The Commission discussed giving Finken a trial this year and if it works well, come back with the appropriate changes. Brixius stated that he can contact Finken to see if they can meet the current performance standards.

B. September Planning Commission Meeting Date

Brixius stated that due to the Labor Day holiday, the City Council meeting falls on the same date as the regularly scheduled Planning Commission meeting date.

The Commission changed the meeting date to Thursday, September 10, 2015. Lindberg asked staff to check with the other members of the Commission if that date works for them. Brixius stated he will check with them and plans to bring the sign code review to that meeting.

4. ADJOURNMENT

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

Respectfully submitted,

Kimberly A. Olson, City Clerk