

**MINUTES OF THE**  
**AUSTIN CITY PLANNING COMMISSION REGULAR MEETING**  
**TUESDAY APRIL 10, 2001**

**MEMBERS PRESENT:** Sue Howard, Jack Rosenberg, Brian Johnson, Janet Anderson, Sue Grove, Lois McConnell, Gordy Kuehne, and Glenn Mair

**MEMBERS ABSENT:** Richard Bergstrom

**OTHERS PRESENT:** Craig Hoium, Community Development Director and Craig Byram, Hoversten Law Office

Planning Commission Chair Brian Johnson called the meeting to order at 5:37 p.m., April 10, 2001, in the Austin City Council Chambers located at 500 4<sup>th</sup> Ave. N.E., Austin, Minnesota.

Corrections were made to the minutes of the March 8, 2001 meeting; correct recommended conditions for Faith Evangelical Free Church on page 1, correct "sites" from "cities" page 5 paragraph 8, and correct "more" to "less" on page 4 paragraph 1. Motion was made by Commission Member Anderson to approve the March 8, 2001 minutes as corrected. Motion was seconded by Commission Member Howard. Unanimous Ayes. Motion passed.

**1.) Cooperative Response Center Development**

Todd Penske, President and CEO of CRC Inc., and Greg Nordstrom made a presentation to the Planning Commission reviewing the new Cooperative Response Center facility and the operation of this monitoring center. This is in T.I.F. District #11. Paulson Architects from Mankato will be doing the job- the same architects that did the Hormel South facility. The Joseph Company is the general contractor. The mechanical and electrical engineering firm is Ammen & Associates from Rochester. They are hoping to start building the first part of May with a ceremonial groundbreaking mid-May, and have a late November occupancy. The building is a one level "L" shaped slab construction building with 12,200 square feet. There is a lot of glass on the north end of the building to overlook the wetland area. There are three "zones" inside- a call center, a general office, and a third area for training, storage, restrooms, etc. The exterior is a type of concrete stucco with two-tone paint, aluminum trim, and green tinted glass. CRC will replace any trees that must be removed for construction. They now employ 65 employees in Austin and plan to be up to about 120 employees in the next three years.

*(Mr. Byram clarified the definition of quorum and the requirements for a vote within a meeting)*

- 1.) **OPEN PUBLIC HEARING: To consider a request from Michael R. McElmury, 1909 3<sup>rd</sup> Ave. S.W., for a 2-foot variance from City Code Section 11.30, Subd.5 requiring a minimum 5-foot sideyard setback for structures located in an "R-1" Single-Family Residence District. This requested variance is for the construction of a 24-foot by 26-foot attached garage addition onto the west and south side of the petitioner's existing garage.**

Craig Hoium reviewed the request. What is actually necessary for this garage addition is a 1½-foot variance. This is an "R-1" Single Family Residence District. All the surrounding land uses are single family dwellings in "R-1" Districts. Mr. Hoium did not receive any calls from the mailings regarding this hearing. Currently there is an attached single stall garage on the west side of this residence. The petitioner would like to tear out the existing garage and foundation and to construct a new 24'x26' attached garage addition. Mr. Hoium said there are statutory requirements that must be taken into consideration when making recommendations for variances such as this.

Commission Member McConnell asked what the roofline would be. Mr. Hoium said the ridge of the roof would run east-west with the water runoff being directed to the front and back of the house. Commission

Member Kuehne asked if the roofline would be higher than the existing house roof. Mr. McElmury said a 4:12 pitch. Commission Member Anderson asked if the tree would be saved. Mr. McElmury said no.

Motion was made by Commission Member Kuehne to recommend motion of approval of the variance to the City Council as it is in keeping with the spirit and intent of the ordinance and that it is reasonable with what the homeowner would like to use with the property. Motion was seconded by Commission Member Grove. Unanimous Ayes. Motion passed.

2.) **OPEN PUBLIC HEARING: To review a preliminary plat to be known as Rosenthal 2<sup>nd</sup> Addition. Said plat consists of approximately 16.76 acres and is located southeast of the street intersection of 16<sup>th</sup> Ave. S.W. and 5<sup>th</sup> St. S.W. This proposed subdivision will consist of 26 single-family lots and the public right-of-way extensions of 2<sup>nd</sup> and 3<sup>rd</sup> St. S.W.**

Mr. Hoium reviewed the request. Bigelow-Lennon Construction from Byron MN has filed a petition to subdivide this 16.72-acre site. Mr. Hoium received a couple calls from the mailings regarding this public hearing- they were just needing information about the meeting time. Mr. Hoium reviewed the thirteen conditions recommended for approval of this preliminary plat.

Commission Member Kuehne asked about the floodplain boundary line. Mr. Hoium said the flood plain elevation for this area is 1189 (hundred year floodplain elevation). They are not building in the floodplain.

Commission Member Rosenberg asked whose responsibility it is to develop the road extensions. Mr. Hoium said it is the responsibility of the developer. Yaggy Colby has already done some design work for the sanitary and the storm sewer, which have to be approved by the City Engineer. The infrastructure with water, gas, and electric will have to be approved by the Austin Utilities.

Commission Member Anderson asked about the possibility of townhomes in the development. Mr. Dale Allen, project engineer of the site with Yaggy Colby Associates representing Bigelow-Lennon, said the developer has decided to do all single-family lots. Mr. Allen said there are no easements needed outside of the plat. The developer intends to meet his parkland obligation by dedicating the rear outlot along with the trail construction. The vacation process for the 3<sup>rd</sup> St. S.W. right-of-way is currently underway.

Dawn Taylor, whose son has property at 113 16<sup>th</sup> Ave. S.W., questioned if the new development is annexed into the City. Mr. Hoium said yes.

Motion was made by Commission Member Mair to recommend approval of the preliminary plat with the thirteen recommended conditions (excluding #3) to the City Council. Motion was seconded by Commission Member Anderson. Unanimous Ayes. Motion passed.

#### **OTHER BUSINESS**

Mr. Hoium reviewed the proposed zoning ordinance changes proposed in conjunction with agreement with Yaggy Colby Associates and the Comprehensive Plan. (This matter is anticipated to be scheduled for the May 15, 2001 Planning Commission Meeting). With the adoption of the Comprehensive Plan there may be some areas of the Zoning Ordinance to amend or review. Mr. Hoium reviewed the possible revisions to the Zoning Ordinance he had outlined in his memo.

Mr. Hoium told the Commission that a workshop will be scheduled with the City Council and the Land Use Attorney. This will probably be in May 2001.

Commission Member Anderson questioned the uses of the new Cinemagic 7 sign at Oak Park Mall.

#### **ADJOURN**

Motion was made to adjourn by Commission Member Grove. Motion was seconded by Commission Member Kuehne. Unanimous Ayes. Motion passed. Meeting adjourned at 6:54 p.m.