

MINUTES OF THE
AUSTIN CITY PLANNING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 13, 2001

MEMBERS PRESENT: Jack Rosenberg, Lois McConnell, Brian Johnson, Gordy Kuehne, and Janet Anderson

MEMBERS ABSENT: Rich Bergstrom, Sue Grove, Susan Howard, and Glenn Mair

OTHERS PRESENT: Community Development Director Craig Hoium & Craig Byram from the Hoversten Law Office

Commission Chair Brian Johnson called the meeting to order at 5:37 p.m., November 13, 2001, in the Austin City Council Chambers located at 500 4th Ave. N.E., Austin, Minnesota.

Motion to approve the minutes of the October 9, 2001 meeting was made by Commission Member Rosenberg. Motion was seconded by Commission Member McConnell. Unanimous Ayes. Motion passed.

- 1.) **OPEN PUBLIC HEARING: To consider a request from the Austin Medical Center, 1000 1st Dr. N.W., for the amendment to an existing conditional use permit for the construction of a 31 foot by 85 foot, 2 inch building addition. This proposed addition will house a magnetic resonance imaging (MRI) examining facility which is currently conducted from a portable trailer. This property is located in an "R-2" Multi-Family Residence District with said action being pursuant to Austin City Code Section 11.31, Subd. 3(C) and 11.56 Subd.3.**

The request was reviewed by Mr. Hoium. Section 11.31 Subd. 3(C) addresses medical clinics, hospitals, etc. as being a conditional use for this zoning classification of "R-2". The surrounding land uses are; "R-O" Multi-Family Residence Office District to the north ("R-O"), "B-2" Business District to the east (Hormel Corporate South, Mower County Offices, and Astrup property), "R-2" Multi-Family Residence District to the west with both residential and business developments along with the A & W which has a "B-1" Business District, and to the south is an "R-2" Multi-Family Residence District with single-family and multi-family developments. The proposed location of the MRI addition is on the east side of the Medical Center. Mr. Hoium recommended to the Planning Commission that if they choose to recommend approval of the request that they include these four conditions:

1. To verify that all the off-street parking areas are in compliance with Code Section 11.70.
2. That approval is given by the Austin Fire Chief for traffic flow of emergency type vehicles.
3. That a landscape plan be provided to meet the approval of the Planning & Zoning Office.
4. That the exterior finish of the building shall be similar to the existing Austin Medical Center.

This proposed addition will be constructed onto the present 1974 addition of the Austin Medical Center. Mr. Hoium received a couple of calls concerning the location of the addition with no feelings expressed for or against this proposed project.

Don Brezicka, of the Austin Medical Center, said the exterior finish of the building will match the existing building. This proposed addition will be replacing the present mobile service, or semi-trailer, with a MRI system inside.

Motion was made by Commission Member Kuehne to grant the conditional use permit with the four recommended conditions. Motion was seconded by Commission Member Anderson. Unanimous Ayes. Motion passed.

2.) **OPEN PUBLIC HEARING: To consider a request from D & W Properties Inc., 312 Burr Oak Drive, Albert Lea, MN, for a conditional use permit for the property located at 3401 West Oakland Avenue. This conditional use permit would allow for the construction of a 40 foot by 38 foot shop addition to accommodate an auto/truck repair shop in a "B-2" Community Business District. Said action is pursuant to City Code Section 11.41, Subd.3(D).**

Mr. Hoium reviewed the request. This property currently has within the structure a restaurant facility, a convenience store, gas sales, and an existing shop area that the petitioner is proposing to expand. The surrounding land uses are an undeveloped area of Austin Township to the north, a "B-2" Community Business District to the south, an undeveloped "B-2" Community Business District and "R-M" Residential Mobile Home park area to the west. Mr. Hoium received no replies to the mailings and public notice of this meeting. City Code Section 11.41 addresses automotive serves are a conditional use and shall be at least 50 feet from any residential district with screening provided. If the Planning Commission chooses to approve this request Mr. Hoium included some conditions to be included in the approval:

- 1.) Hard surfacing material (asphalt or concrete) shall be provided for off-street parking.
- 2.) The minimum 6' high fencing shall be provided where "R" Districts are directly adjacent to this site.
- 3.) The petitioner shall provide a landscape plan to meet the approval of the Planning & Zoning Office.
- 4.) Any on-site lighting shall be designed in a way to minimize any adverse effect to adjacent residential properties.

If there is a towing service on this property, that could result in a number of vehicles being parked on the property and if this is the case the Planning Commission may want to include screening requirements in their conditions.

Commission Member McConnell asked if the proposed addition will be further than 50' from the residential property/mobile home park. Mr. Hoium said yes.

Dale Heilman, of D & W Properties, said this will be a repair shop only and not a storage area. This will be a two stall addition to the building. Commission Member Kuehne asked how many stalls are there presently. Mr. Heilman said one big one the size of a recreational vehicle.

Commission Member Rosenberg asked if this is to the west of the Steer Truck Stop. Mr. Heilman said this will be added onto the south of the Truck Stop. He said the only cars that will be parked on this property will be the cars waiting to be repaired. This is not a body shop with no heavy machinery or painting.

Bruce Hovland, owner of the Sports Restaurant, thinks this will be a good project- that it has looked neglected and he felt that is was bad for his business. He does have a concern with the dust from the gravel driveway and the possible increase in traffic that this will bring. Mr. Hoium said there will have to be a minimum square footage of hard surfaced parking area provided to accommodate the building addition.

Commission Chair Johnson asked Mr. Heilman if he has a parking surface plan. Mr. Hoium said this is a requirement for the review of the building plan and if he does not meet the minimum square footage with hard surface then the building permit will not be approved. Mr. Heilman asked if the existing asphalt will be included in the minimum surface requirement. Mr. Hoium said the existing hard surfaced area will be looked at in regard to the existing use of the building.

Commission Member McConnell asked if there will be an impound area or any towing done. Mr. Heilman said that if a towing company were to pick up a car on the highway they could come in to be repaired, but there will be no wrecked or disabled cars on the property- there will be no impound cars or wrecked cars. Commission Member Kuehne asked if this will be for cars with mechanical failure. Mr. Heilman said yes, but he will not own a tow truck for towing.

Motion was made by Commission Member Anderson to approve the Conditional Use Permit including the suggested recommendations. Motion was seconded by Commission Member Rosenberg. Unanimous Ayes. Motion passed.

ADJOURN

Motion was made to adjourn by Commission Member Kuehne. Motion was seconded by Commission Member Rosenberg. Unanimous Ayes. Motion passed. Meeting adjourned at 5:59 p.m.

AUSTIN CITY PLANNING COMMISSION WORKSHOP
TUESDAY, NOVEMBER 13, 2001

MEMBERS PRESENT: Representing the Planning Commission; Jack Rosenberg, Lois McConnell, Brian Johnson, & Janet Anderson. Representing the City Council; Mickey Jorgenson, Jeanne Poppe, Dick Lang, & Dick Chaffee.

OTHERS PRESENT: Michael Koop of the MN Historical Society, Community Development Director Craig Hoium, Craig Byram of Hoversten Law Office, and Jamie Larson-McCleod from the Post Bulletin

1. Michael Koop reviewed the function of his office, various communities involved, established districts, and the steps taken for establishing a district.
2. Dick Chaffee spoke of the possible problems selling this program due to costs to the downtown property owners.
3. Rich Carlson reviewed the economic impact of historic districts.
4. Mr. Koop reviewed some of the historic buildings in downtown Austin and other surrounding communities before and now.

Workshop adjourned at 10:00 p.m.