

**MINUTES**  
**AUSTIN CITY PLANNING COMMISSION**  
**TUESDAY, NOVEMBER 13, 2007**  
**5:30 P.M.**  
**AUSTIN CITY COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Tony Bennett, Shawn Martin, Lynn Spainhower, Kathy Stutzman, Suzanne McCarthy, Glen Mair, Jim Mino and Rich Bergstrom

**MEMBERS ABSENT:** Elizabeth Bankes

**OTHERS PRESENT:** Craig Hoium, Council Member Brian McAlister and media

The meeting was called to order by Commission Member Mair at 5:30 P.M.

Commission Member Spainhower made a motion to approve the August 14, 2007 Planning Commission Minutes as written, seconded by Commission Member Martin. Motion passed unanimously.

Commission Member Spainhower made a motion to approve the September 11, 2007 Planning Commission Minutes as written, seconded by Commission Member Martin. Motion passed unanimously.

Craig Hoium said in reviewing the draft changes to our comprehensive plan future land-use map relating to the northwest retail area that there has been a lot of growth in our community since the year 2000 which makes it necessary to update our comprehensive plan. Planning agencies are required to review their comprehensive plans periodically to check for any deficiencies. This is an informational meeting and also a time for Planning Commission members to make any suggestions regarding the plan or discussed amendments to the plan. This is also a time for all the surrounding property owners to state their opinions, they were all notified of this meeting. In the back up material was a copy of two Minnesota State Statutes. The first one is 462.352 which defines aspects of comprehensive plans. Craig read a couple of key phrases from that statute. "A comprehensive plan represents a planning agency recommendation for future development in the community." There are a lot of details and narrative included in these definitions. To summarize the whole plan, it's a goal for a community to grown in. "The land use plan portion of it means a compilation of policy statements, goals, standards and maps in action programs for guiding the future development of private and public property." Minnesota State Statute 462.355 refers to adopting and amending comprehensive plans, "The planning agency shall periodically review the plan and recommend amendments whenever necessary. Procedure to adopt or amend. The planning agency may, unless otherwise provided by charter or ordinance consistent with the municipal charter, recommend to the governing body the adoption and amendment from time to time of a comprehensive municipal plan. The governing body may propose the comprehensive municipal plan and amendments to it by resolution submitted to the planning agency. A proposed comprehensive plan or an amendment to it may

not be acted upon by the governing body until it has received the recommendation of the planning agency. Our discussion this evening would regulate whether we proceed next month to formally adopt any of the proposed changes to our comprehensive plan. Mr. Hoium pointed out the three areas being reviewed on the future land-use map for the overall project. They are the Northwest Retail area which will be reviewed tonight and also the railroad yard north of Whittier Town Homes and the southwest residential area will be reviewed at a later time. The northwest retail area and the southwest residential area also involves future transportation plans.

Mr. Hoium showed a map of the existing land-use map for the northwest retail area and pointed out the properties that are now under review. One thing to take into consideration is that if you are increasing area in a district, another defined district has to lose area. The low density residential area would be losing area in this instance. Mr. Hoium pointed out the differences between the existing future land-use map and the proposed future land-use map. Next he showed the proposed transportation plan with the preferred alignment and an alternative alignment. The preferred alignment is the transportation plan the staff approves of. It is important to have a transportation plan that has been adopted for if or when any of the property is developed. We have more leverage in having developers responsible for infrastructure if there is a transportation plan in place.

Commission Member Martin asked why there are changes being made to the roadways in the proposed transportation plan.

Mr. Hoium said there are challenges with the curves on 18<sup>th</sup> Ave. They can be dangerous and also we would like the roadways to line up. They met with the Mower County Engineer and he stated that at one time 18<sup>th</sup> Ave NW was a ninety degree turn.

Mr. Hoium said he anticipates this part of the Future Land-Use Map to go to the City Council work session after their first meeting in December and would come back to the Planning Commission in the month of December.

Commission Member Stutzman asked if the current property owners have all received this information.

Mr. Hoium said yes, he has met with two of the property owners and they are supportive of the plan. Murphy's and property owners in Seven Springs also received all the information and meeting time.

Commission Member Spainhower asked where Mr. Kehret lives.

Craig pointed out the location of the Kehret residence. Mr. Kehret would also like the preferred road alignment as the alternative alignment would go through is yard.

Mr. Hoium said if this comes back to the Planning Commission in December there would be some narrative included with the proposal and our consultants would be here. There is some language in the Comprehensive Plan you could review starting on page 41 and goes through Goal 2.3. This goal supports the concept of future business development land in this northwest area.

Commission Member Stutzman asked if the proposed changes will require any goal changes.

Mr. Hoium said that would be part of the narrative.

Commission Member Bergstrom made a motion to adjourn the Planning Commission Meeting at 5:55 P.M., seconded by Commission Member Mino. Motion passed unanimously.

