

**MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, JUNE 12, 2012
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS**

MEMBERS PRESENT: Dan Hirst, Troy Nelson, Holly Wallace, Jeff Bednar, Steve Kime, Jim Mino, and Lynn Spainhower

MEMBERS ABSENT: Jodi Krueger and Lonnie Skalicky

OTHERS PRESENT: Craig Byram, Craig Hoium, Rod Nordeng, Jim Hurm and public

The meeting was called to order at 5:30 P.M. by Commissioner Mino.

Commissioner Spainhower made a motion to approve the April 10, 2012 Planning Commission Minutes with two corrections to the spelling of her name on page two, seconded by Commissioner Kime. Motion passed unanimously.

OPEN PUBLIC HEARING: To consider a request from Mayo Health Systems, 1000 1st Dr NW, and Lance Pogones for a conditional use permit for the accessory land uses proposed for the properties located as 907 and 911 1st Dr NW. The proposed uses for this property located in an "R-2" Multi-Family Residence District includes physician housing, employee exterior picnic area, storage, and wood shop. Said action is pursuant to City Code Section 11.31, Subd.3(A)

Craig Hoium reviewed the request giving a description of the property which is 8/10 of an acre and the structures on the property. Mr. Hoium explained the hours of operation are listed in the back up material but it was not specified if this would be Monday through Friday or seven days a week. Mr. Hoium read through Section 11.56 Subd.1, A-H. The petitioner is planning on using other off street parking areas for vehicles so they can limit the amount of vehicles parked on the property. Mailings went out to adjacent property owners with no response for or against the request.

Commission Member Mino asked about the application because rezoning was listed but conditional use permit was marked with an X.

Mr. Hoium said originally we thought this may be a rezoning from an "R-O" District but after some discussion we felt a conditional use permit for this proposed land-use would be more compatible to the surrounding properties.

Rod Nordeng, 105 Overly Dr, Rose Creek, MN said the hours would be Monday through Friday. The brick house on the property is a beautiful house that they intend to leave as is. The splendor of this house is an attraction and they plan on using this property for visiting physicians and their families rather than using hotels.

Commission Member Spainhower asked what Mr. Nordeng envisions as the amount of vehicles and parking on the property.

Mr. Nordeng stated it would be similar to now, 2 to 3 cars. He also pointed out that they have 24 hour security service that will be patrolling these properties in addition to the rest of the Mayo Clinic Health Systems properties.

Commission Member Mino asked if there are going to be any changes to the picnic area.

Mr. Nordeng said it would be used by the employees for a lunch or break area, we will add more picnic tables.

Commission Member Mino asked if there would be any landscaping or structures added.

Mr. Nordeng said there will not be any landscaping or structures added. Access will be from the front of the property on 1st Dr NW.

Commission Member Spainhower asked about the workshop at 911 1st Dr NW and the use.

Mr. Nordeng said that property will be used for storage and light use by maintenance staff. They will be removing the old Wendy's building on Main Street to allow for more parking in that area and the items stored in that structure will be moved to the 911 property.

Commission Member Mino asked if all equipment will be stored inside.

Mr. Nordeng said yes, there will not be anything stored outside.

Mr. Hoium pointed out that a traffic study was done and the daily trips on 1st Dr NW were 5800 and MnDOT standards allows for 10,000 daily trips.

Commission Member Spainhower made a motion approve this request for this conditional use permit based on the staff conditions with a minimum 20' setback from residential properties or provide a minimum 5 foot high vegetative buffer, or with compliance to the current zoning ordinance, no additional lighting, hours of business as stated on staff report and signage in compliance with City Code Section 4.50, motion seconded by Commission Member Bednar. Motion passed unanimously.

SIGN APPEAL: To consider the appeal for the denial of a sign permit petition by Mayo Clinic Health System, 1000 1st Dr NW. This appeal has been submitted for a proposed wall sign with said action pursuant to City Code Section 4.50, Subd.9(H)

Mr. Hoium reviewed the request going through the description of both wall signs. One would be on the north corner of the building and be approximately 122 square feet and another sign over the entrance would be approximately 11 square feet. This request is based on the sign fitting the size of the structure and to make it visible from the road.

Commission Member Kime made a motion to recommend approval to the council for this sign appeal, seconded by Commission Member Hirst. Motion passed unanimously.

After the motion Commission Member Spainhower asked about lighting. Mr. Nordeng said it would be a brushed aluminum sign with backlighting. Commission Member Spainhower questioned whether the lighting would be a problem for neighbors. Mr. Hoium said he would have the lighting details for the City Council to look at before approval at the June 18, 2012 meeting.

ORDINANCE REVIEW: To review an ordinance change to City Code Section 11.30, Subd.2, which would permit one and two family land-uses in an "R-1" Single Family Residence District.

Mr. Hoium pointed out the ordinance in question and that in 2004 when direction was given to the American Legal Publishing Corporation to make changes this ordinance was inadvertently changed. This error puts many two family dwellings in R-1 districts as non complying structures. This can cause problems with replacement of two family dwellings or when changing a single family dwelling into a two family dwelling.

Commission Member Spainhower said this is just a matter of amending the wording.

Mr. Hoium said yes, that would be the staff recommendation.

Commission Member Wallace asked if there was an opportunity to make changes like this when the ordinances were published.

Mr. Hoium said yes, it was a very lengthy process and this one was missed.

Commission Member Spainhower made a recommendation to change the language of the current ordinance to match the language in the 2004 ordinance replacing the words two family dwellings back into the ordinance, seconded by Commission Member Wallace. Motion passed unanimously.

Commission Member Spainhower made a motion to adjourn the meeting at 6:03 P.M., seconded by Commission Member Kime. Motion passed unanimously.