

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, AUGUST 14, 2012
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

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

MEMBERS ABSENT: Jeff Bednar and Lonnie Skalicky

OTHERS PRESENT: Craig Byram, Craig Hoium, and public

The meeting was called to order at 5:30 pm by Commissioner Mino advising the Planning Commissioners due to elections the meeting would be adjourned by 6:00 pm with a continuance, if needed, at the next monthly scheduled meeting. Commissioner Hirst made a motion to approve the July 10, 2012 Planning Commission Minutes as written and Commissioner Wallace seconded the motion. Motion passed unanimously.

OPEN PUBLIC HEARING: To consider a request from the Farmers State Bank of Elkton, 105 North Main Street, Elkton, Minnesota for a variance to be issued pursuant to Austin City Zoning Code 11.30, Subd. 5, governing the minimum lot area of 6,000 square feet and frontage of 60 feet for lots located with an "R-1" Single-Family Residence District. This variance is for the proposed minor subdivision of property located at 1013 5th Avenue NE and 603 10th Street NE.

Craig Hoium discussed the property under review as being located in an "R-1" Single Family Residence District with adjacent properties of the same zoning classification excluding the east which is an "I-1" Limited Industrial District. Letters went out to adjacent property owners and one call was received for clarification of this requested action. There are no plans for additional buildings on either site. The owner's intent for application is attempting to sell the two properties separately if the minor subdivision of property is approved. With this approval, the property may be more marketable and functional. The entrance to 603 10th Street NE – Site A would be changed from 5th Avenue NE to 10th Street NE.

Mr. Hoium reviewed the conceptual site plan and indicated that if this requested variance is approved by the City Council the petitioner would then have to request the approval of the minor subdivision of this property where a certified survey would have to be drafted at that point.

Commissioner Spainhower made a motion to approve the requested variance taking into consideration the five items of review for Council approval.

1. Is the variance in harmony with the general purposes and intent of the zoning ordinance?
2. Is the variance consistent with the comprehensive plan?
3. Does the proposal put the property to use in a reasonable manner?
4. Are there unique circumstances to the property not created by the landowner?

5. Will the variance, if granted, alter the essential character of the locality in which the property is situated?

Commissioner Krueger seconded the motion and the motion passed unanimously.

OPEN PUBLIC HEARING: To consider an amendment to the Comprehensive Plan which would change the land use designation of the future land use map from a Low-Density Residential area to an Arterial Commercial District (Sheet No. 1) titled "Comprehensive Plan Future Land Use." This proposed change would reclassify the Mayo Clinic Health Annex Building, 101 14th Street NW and the previous Comfore Care property located at 205 14th Street NW.

Mr. Hoium discussed the amendment consideration with surrounding land use and zoning classifications of "R-2" Multi-Family Residential and "B-2" Commercial Business zoning districts. Notices were mailed to the condominium owners and other surrounding property owners and a publication was completed. One call was received regarding the area left vacant or changed into residential property. With the approval of this amendment the area of Arterial Commercial District would be open for any possible petition for a business to request a zone change. Parking is available on the service drive and a buffer will be required in front of the condominiums for any development that would consider this area.

Mr. Hoium suggested that with considering any amendment to this comp. plan future land-use map, that consideration should be taken in a broad sense and to what the highest and best use would be for this property, and not for just one specific development.

Commissioner Nelson requested changes to the back up material on page 1, paragraph 2 and page 3, paragraph 6 of the information. The NE should have been NW as the quadrant.

Commissioner Spainhower made a motion to approve the amendment to the Comprehensive Plan as Arterial Commercial District in the area of the Mayo Clinic Health Annex Building, 101 14th Street NW and the previous Comfore Care property located at 205 14th Street NW bringing the area into compliance for development with a buffer from the residential properties. The motion was seconded by Commissioner Hirst and the motion passed unanimously.

Commissioner Nelson made a motion to adjourn the meeting and Commissioner Kime seconded the motion. Motion passed unanimously. Meeting was adjourned at 5:58 pm.