

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, FEBRUARY 12, 2013
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

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

MEMBERS ABSENT: None

OTHERS PRESENT: Craig Byram, Craig Hoium and public

The Planning Meeting was called to order at 5:30 pm by Commissioner Mino. A motion was made by Commissioner Spainhower to approve the December 11, 2012 meeting minutes as written. Commissioner Hirst seconded the motion and the motion was carried.

Mr. Hoium began with welcoming and introducing Laura Helle. She is the newest Planning Commission member and she serves as Director for Vision 2020. She is replacing Jodi Krueger.

SIGN APPEAL: To consider a request for the denial of a sign permit to Randy & Deb Berg, 904 1st Ave SW (Berg's Nursery) for the proposed placement of an additional freestanding sign within 300 feet of an existing sign for this property located in a "B-2" Community Business District. Said action is pursuant to City Code Section 4.50

One correction was added to the staff backup material; spacing of signs would be 210 feet from the existing freestanding sign not 70 feet. The Petitioners are Randy and Deb Berg and the requested action involves the property located at 904 1st Avenue SW. The surrounding land uses are of all the same zoning classification of a B-2 Community Business District. The southern border is the right-of-way of 1st Avenue SW which allows traffic to flow in an easterly direction only. The southwest corner of the property is a large parking area which was recently expanded with the purchase of this property by the petitioners. The existing free standing sign located 210 feet to the east will remain in the same location. The location of the proposed sign would be on the corner of 1st Avenue SW and 9th Street SW. The sign will be 13 feet from the public sidewalk to the west and 10 feet from the public sidewalk to the south. The new panel will be 18 square feet unlike the existing panel being 80.5 square feet. This proposed sign appeal will aid in the advertising of the east bound traffic; therefore, allowing the southwest entrance to be utilized instead of the exit area being misused. No neighbor notifications are needed for this requested action.

Randy Berg of 904 1st Avenue SW commented that the larger main sign to the east will remain in place and this new sign will be a landmark sign that will illuminate from the ground up. Commissioner Spainhower made a motion to approve a recommendation be made to the city council that the sign appeal is passed with a 10 foot setback. Commissioner Kime seconded the motion and the motion was carried.

PUBLIC HEARING:

To consider a request from the Hormel Foods Corporation for the amendment to their conditional use permit for the construction of a 220 foot by 80 foot (20,517 sq. ft.) inedible waste treatment building. This action is pursuant to City Code Section 11.51, Subd.3, F for this property located in an "I-2" Industrial District.

Commissioners Mino, Hirst and Spainhower abstained from voting as they are employees of Hormel Foods. Mr. Hoium continued with the request Hormel has made at 1 Hormel Place which is located in an I-2 Industrial District. Surrounding land uses are R-O Multi-Family Residential to the north; R-1 Single Family Residential District to the east and west; and to the south is an I-2 Industrial and B-2 Community Business Districts. The roadways surrounding that area are 42 feet wide. Traffic counts are 3,350 to the east; 2,400 to the west; 3,800 to the north and 5,300 to the south. With the design width of the street per Mn/DOT there is a maximum traffic capacity of more than 10,000 trips on these roadways and the increase would only be approximately 120 daily trips. A screening is required by 11.56 Sub. 5 and the project will be 25,000 square feet. The proposed building will be 60 feet from the east property line. Property owners within 350 feet of this project were notified and Hormel provided a public information meeting regarding the scope of the project. There was one objection received before the Planning Commission took any action on this; therefore, Mr. Hoium will contact the person regarding their objection.

Tim Fritz, Austin Plant Manager informed the group of the scope of the project presenting a power point presentation. The proposed new construction will be a fully enclosed building with an improved odor and noise control, less traffic and the heat created during the refining process will be utilized in other areas of the plant. The construction period would take place with weather permitting April 2013 to February 2014. The operations will remain the same during the construction process. Once the new building is completed the switch over will take place over a weekend.

Commissioner Skalicky made a motion to approve the recommendation to the council for the Conditional Use Permit taking into the following conditions below. Commissioner Wallace seconded the motion and the motion was carried.

Section 11.56, Subd. 1 of the code states that "before granting a conditional use permit, the Planning Commission shall consider the effect of the proposed land, including land values, as well as the preservation of natural features. Among other things, the Planning Commission shall make the following finds where applicable:

- A. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the area.
- B. The use will be sufficiently compatible or separated by distances or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- C. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
- D. The use in the opinion of the Planning Commission is reasonably related to the overall needs of the City and to the existing land use.
- E. The use is consistent with the purposes of the zoning chapter and the purposes of the zoning district in which the applicant intends to located the proposed use.
- F. The use will not cause traffic hazard or congestion

- G. Existing businesses nearby will not be adversely affected because of curtailment or customer trade brought about by intrusion of noise, glare or general unsightliness.
- H. The use will not result in unnecessary destruction of natural features such as trees, unusual rock formations, water courses, or sites with historical aesthetic significance.

Section 11.56, Subd. 5, "Other Considerations" states the Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. It's judgment shall be based upon, but not limited to, the following factors:

Geographical area involved

- Property is zoned as an Industrial District with a coniferous vegetative screen, solid wall fence and proposed structure exterior wall height to extend 8 feet above the roof line

Whether such use will depreciate the surrounding area

- Determination will have to be made by the Planning Commission if provided screening is adequate along east property boundary

Character of surrounding area

- Surrounding area is a combination of Industrial Business and Residential Land-uses

Demonstrated need for such use

- Demonstrated need shall be addressed by Hormel Foods officials during the public hearing

Whether proposed use will cause odors, dust, flies, vermin, smoke, gas, noise, vibrations or would impose hazards to life or property in the neighborhood

- Petitioner has in place sound wall, screening, building design and regenerative thermal oxidizer equipment which incinerates odor molecules to address any possible offensive odors

OTHER BUSINESS:

Mr. Hoium discussed the 2012/2013 Community Development Commercial Activity Report which included 2012 Projects, Other 2012 Projects/Involvement, 2013 Potential Upcoming Projects, Council Goals Relating to Community Development Daily Operations and a Regional Building Report. There was approximately a \$3 million construction valuation increase from last year.

Requests were made from the floor for a chairperson. Commissioner Wallace nominated Commissioner Mino. With no other nominations from the floor Commissioner Spainhower seconded the nomination and the nomination was carried.

Commissioner Wallace made a nomination from the floor for Commissioner Spainhower to be nominated for Vice Chairperson. With no other nominations from the floor, Commissioner Kime seconded the motion.

Commissioner Spainhower made a motion to adjourn the meeting and Commissioner Hirst seconded the motion. The motion was carried and the meeting was adjourned at 6:17 pm.