

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

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

MEMBERS ABSENT: Troy Nelson and Holly Wallace

OTHERS PRESENT: Craig Byram, Craig Hoium, Scott Ramsey of Mayo Health Systems and public

The Planning Meeting was called to order at 5:30 pm by Commissioner Mino. A motion was made to approve the February 12, 2013 meeting minutes as written by Commissioner Spainhower and seconded by Commissioner Hirst. The motion passed and was carried.

PUBLIC HEARING: To consider a request from Cory & Angela Goetz, 1001 1st Drive NW, Austin, MN for rezoning of their property from an "R-2" Multi-Family Residence Business District to a "B-1" Neighborhood Business District. This petitioned action is for the proposed redevelopment of this property by the Albert Lea and Austin Mayo Health Care Facility and is pursuant to City Code Section 11.02

Mr. Hoium began the meeting noting the rezoning requested property location at 1001 1st Drive NW located in an R-2 Multi-Family Residence District. The petitioners of this single family home and property are requesting the rezoning of this parcel to a B-1 Neighborhood Business District as they have a signed purchase agreement with Mayo Health Systems to sell this property. The surroundings districts consist of business to the north, office/residential to the south, commercial to the east and residential to the west. To the south, east and west the properties are classified as R-2 District and to the North B-1 with the A & W Restaurant in that location.

The possibility of two land uses could be utilized in the rezoning of this property for additional parking or office type use in the future. Mr. Hoium referred to the monitor showing samples of various property lay outs and explained the provisions of off street parking located within 300 feet of the business, if on another parcel, which this request is in compliance of. The property is approximately 10,000 to 11,000 square feet in area.

Section 11.70 requires a 10 foot setback buffer or screening of 3 to 5 feet in height between the parking and adjacent residential property. Parking stalls are considered 10 foot width per stall or 400 square feet per stall in area and also considering required aisle width. This land area would contain approximately 15 parking stalls.

Notices were mailed to surrounding properties within a 350 foot radius and no communication was received for or against the requested rezoning of this property.

With approval, the property could be used for parking or office space and at this time the houses located by this property on the 4th Street NW area are all owned by Mayo Health Systems except one home.

Mayo Representative, Scott Ramsey, Vice President of the medical center who resides at 1123 Tiger Lane SE, Rochester, Minnesota explained this purchase for the medical center as a strategic purchase. They have no definite plan for the property, but if the property is developed as a parking lot it would be used for staff to free up space for patients making it easier for them to visit the clinic.

Commissioner Spainhower made a motion to approve the petition for rezoning from an "R-2" Multi-Family Residence Business District to a "B-1" Neighborhood Business District including the following findings:

- Discussion relating to the recommended land-uses "listed in the Austin Comprehensive Plan" for this property under review and the surrounding area.
- Regulations listed in Minnesota Statutes 462.352 addressing the Comprehensive Plan Recommendations
- Discussion relating to future considerations of this area and the update to our comprehensive plan.

Commissioner Hirst seconded the motion and the motion passed unanimously. This recommendation will be brought to the City Council.

OTHER BUSINESS:

The Land Use and Economical Development Committee membership consists of City of Austin staff and citizens. The committee is drafting an ordinance on solar panel development within the community which will be introduced at the April 9 Planning Commission meeting as well as a potential housing development in northwest Austin.

A motion was made by Commissioner Kime to adjourn the meeting. Commissioner Hirst seconded the motion and the motion was carried. The meeting was adjourned at 5:56 pm.