

**MINUTES  
AUSTIN CITY PLANNING COMMISSION  
TUESDAY, DECEMBER 10, 2013  
7:00 P.M.  
AUSTIN CITY COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Dan Hirst, Steve Kime, Troy Nelson, Lynn Spainhower, and Holly Wallace

**MEMBERS ABSENT:** Jeff Bednar, Laura Helle, Jim Mino, and Lonnie Skalicky

**OTHERS PRESENT:** Craig Hoium and public

Commissioner Mino called the Planning Meeting to order at 5:30 pm. Commissioner Hirst made a motion to approve the October 15, 2013 meeting minutes as written and Commissioner Kime seconded. The motion was carried.

**OPEN PUBLIC HEARING:** To consider a request from Leaning Tree LLC, 329 N Main Street, Suite 102L, Austin, MN 55912 for the petition to rezone their property located in the 900-1000 blocks of 15<sup>th</sup> Avenue NE, 16<sup>th</sup> Avenue NE and 17<sup>th</sup> Avenue NE from an "R-1" Single-Family Residence District to an "R-O" Multi-Family Residence-Office District to accommodate the proposed redevelopment of this property. (Initial proposed off-street parking to the Hormel Institute Expansion)

Community Development Director Craig Hoium reviewed this requested action of the rezoning of this property. He presented illustrations of the properties that would be rezoned, the conceptual layout of the proposed parking lot for the Hormel Institute expansion, the addition of the institute west of 8<sup>th</sup> Street NE and the comprehensive plan future land use map. Mr. Hoium gave a detailed summary of the amendment of the comprehensive plan which was adopted on April 4, 2011 which designated this property as a future multi-family residence/office land use area. There were goal numbers 1.3 and 3.2 from the comprehensive plan that were also reviewed with those present.

The Planning Commission questioned whether the properties directly adjacent to the parking lot would be acquired prior to the lot being constructed.

Mr. Hoium stated he did not know the status of negotiations for the purchase of those parcels, but indicated that if the parking area is directly adjacent to a residential property, there are buffer/screening requirements listed in City Code 11.70.

Javier Soto of 15<sup>th</sup> Ave NE and Bob Elit of 1803 9<sup>th</sup> St NE questioned the timing of possible additional property acquisitions relating to this development and whether they would be required to sell their property.

Mr. Hoium again indicated he did not know the schedule of any additional phases for buyout nor did he know whether any owner would be required to sell their property.

Commissioner Kime made a motion to recommend the approval of the rezoning request with the following findings:

- Proposed land-use change is in compliance to Comprehensive Plan Future Land-Use Plan as a future residential/office district.
- Requested zoning change is in compliance to the Comprehensive Plan Goals listed on page 38, goal 1.3 and page 52, goal 3.2 addressing commercial development.

Commissioner Hirst seconded the motion and the motion was carried.

Commissioner Nelson made a motion to adjourn the meeting and Commissioner Wallace seconded the motion. The motion was carried and the meeting was adjourned at 7:22 pm.