

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, FEBRUARY 11, 2014
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Rick Bremner, Dan Hirst, Steve Kime, Jim Mino, and Holly Wallace

MEMBERS ABSENT: Laura Helle, Troy Nelson, Lonnie Skalicky, and Lynn Spainhower

OTHERS PRESENT: Craig Byram, Craig Hoium and citizens

The Planning Meeting was called to order at 5:30 pm by Commissioner Mino. Commissioner Bremner made a motion to approve the minutes as written and Commissioner Wallace seconded the motion; the motion was carried.

Open Public Hearing: To consider a request from The Hormel Foundation, Leaning Tree LLC and the Austin Port Authority for an amendment to an existing conditional land-use for the construction of an addition to the Hormel Institute located at 801 16th Ave NE. Said action is pursuant to City Code Section 11.56. (Preliminary Review)

Mr. Hoium spoke regarding the preliminary review on the conditional use permit open public hearing for The Hormel Foundation, Leaning Tree LLC and the Austin Port Authority. This preliminary review will give the opportunity for the Planning Commission and citizens to see what the project will consist of, what properties it includes and what may lie ahead with this development. Properties involved with this project for the off-street parking expansion were previously acquired by Leaning Tree LLC and the Crane Park property will be referred to later in this discussion. Referring to the monitor the areas involved are the existing site, south of 16th Avenue NE and east of 8th Street NE. The proposed changes will include expansion of the existing building and off-street parking facilities. There is one parcel which has not been acquired in the proposed expanded off-street parking area.

Referring to the monitor of the proposed expansion and parking lot, the landscaping plan will need to be defined more showing what type of landscaping is to be planted, where on the property and the replacement schedule as well as a drainage plan. The project may also include the existing parking lot and a lecture hall in the northwest corner of the parcel. The research building expansion will be located in the southeast corner of the existing building. There will be revisions to the existing parking lot along with changes to the access of the lot. The existing storm water retention will still be utilized. Exterior finishes of the expansion will match with the existing structure and will be the same height. The floor plan expansion includes the lecture area, 20 additional labs, offices, conference rooms, and locker rooms on each floor with the library to be located on first floor. Site lighting details will also need to be submitted.

In the future, 16th Avenue NE and 8th Street NE will be redesigned to accommodate more pedestrian traffic at this roadway intersection. Local traffic counts were taken and 16th Avenue NE which resulted in 2,250 daily trips. The MNDOT Standard for a road 36 feet in width will

accommodate an excess of 10,000 traffic trips daily, these adjacent roadways are currently 42 feet in width.

This property is located in an "R-O" District. To the north is undeveloped land, to the south is "I-2" Industrial District, to the east is a combination of single family/undeveloped and the Hormel Corporate Office is located to the west.

With the addition, the building footprint will be approximately 83,000 square feet. Parking stalls will need to be more clearly defined and if the requirements are not met, an appeal must be petitioned for.

Other Business: 2013 Austin Community Development Division Annual Report

A few of our largest projects this year included the Refined Products for Hormel, Riverland Community College Early Childhood Education Center and Watts Truck Stop remodel. Fox Point addition developers are still working on their plans for the improvements to their subdivision. Runnings Hardware Store is moving along and should be opening in April. A few of the anticipated projects in 2014 should exceed our 2013 project total annual valuation. In 2012, we exceeded all other communities in the area although 2013 numbers have not to date been determined.

Zoning recorded complaints for 2013 were down, but we have aggressively put improvements in place with this program allowing for more success in 2013.

Commissioner Hirst made a motion to adjourn the meeting and Commissioner Wallace seconded the motion. The motion was carried and the meeting was adjourned at 6:13 pm.